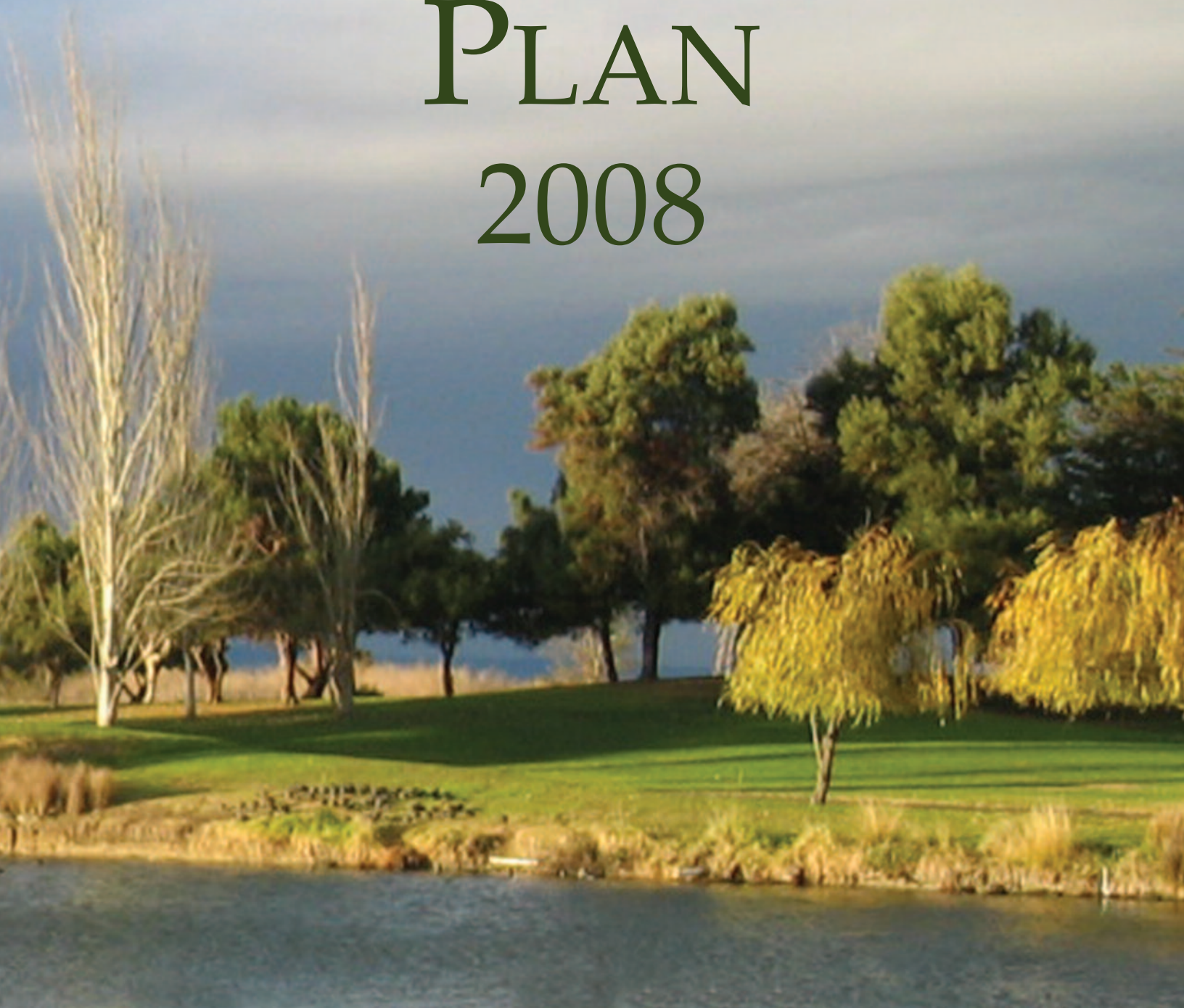


CITY OF MOUNTAIN VIEW

# PARKS AND OPEN SPACE PLAN 2008







Sierra Vista Park



# PARKS AND OPEN SPACE PLAN

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June 24, 2008







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# EXECUTIVE SUMMARY

*“Mountain View’s parks and other open spaces are among its most visible and important public facilities.”*

– Mountain View 1992 General Plan –

Welcome to the City of Mountain View’s Parks and Open Space Plan (Plan). This 2008 version of the Plan represents the fifth update since the original was adopted in 1992.

The Plan represents a comprehensive review of open space needs for the City of Mountain View. The Plan offers a long-range vision intended to guide decisions made to advance park and open space resources as well as environmental conservation efforts that enhance the quality of life for all people who live and work in the City of Mountain View.

The Plan incorporates a detailed evaluation of current needs in the City and its neighborhoods and prioritized recommendations for the acquisition, improvement and preservation of parks and open space, but is intentionally flexible so that actions may be implemented as opportunities arise.

## Introduction

Mountain View is a small and compact city, about 12 square miles in size, with a population in 2006 of 71,955. Approximately 43% of the City’s acreage is in residential use, 30% is commercial/industrial, 22% is other uses such as parks, schools and agriculture, and 5% is vacant.

There are close to 1,000 acres of park and open space land in Mountain View, divided among 17 mini-parks (two undeveloped), 13 neighborhood/school parks, five neighborhood parks not associated with school sites, two community parks and one regional park as indicated in the Parks summary table below. Although categorized as such, they are, collectively, all neighborhood and community parks within the meaning of the California Government Code.

While the City has an outstanding park and recreation system, its park and open space needs are changing, and will continue to do so in response to changing circumstances (in demographics, economic cycles, etc.). This Plan aims to ensure that Mountain

View increasingly enjoys park and open space resources that are evenly distributed throughout the community.

## City-wide Assessment

An overall assessment of City-wide needs is presented in the Plan first, addressing such issues as growth trends, existing parks and open space, joint school/park sites, private and public open space not owned by the City and access to parks and open space.

School sites are an important part of the City’s park system. There are many City-owned mini-parks, but few larger neighborhood parks. School

Park Type	Open Space Acres
Mini-Parks .....	12.04
Neighborhood Parks – City-owned .....	47.79
Neighborhood Parks – School District Owned .....	84.83
Community Parks .....	50.07
Regional Parks and Open Space (Including Stevens Creek Trail) .....	777.53
<b>TOTAL City Parks .....</b>	<b>972.26</b>



sites provide the large areas (typically five acres or more) needed for athletic activities such as baseball, softball and soccer (44% of the City's total urban park and open space resources are located at School District-owned sites). Mountain View has a longstanding policy of developing cooperative agreements with the school districts to allow use of school open space as neighborhood parks.

However, the ability of the City to ensure that the open space areas owned by school districts remain available is somewhat limited as schools have final jurisdiction over placement of portables and other needs that may encroach onto open space.

A focus of the Plan is on improving access to existing parks and open space. The Plan advocates looking for ways to provide safe and convenient access to all parks, through the use of traffic controls or other methods. Improved access could reduce the need for the acquisition of additional open space.

As discussed in the Plan, streets with high volumes of traffic represent barriers for residents to access parks and open space on foot. High, and ever increasing, traffic on Mountain View streets also contributes to the need for open spaces to provide relief from noise and air pollution, and safe places for children to play.

For the 2001 Plan, the Community Development Department provided a database with the number of acres in each zoning district by Planning Area. This database is no longer being updated. For the 2008 update of the Plan, the Community Development Department provided residential acreage data based on the General Plan Land Use Map in the Geographical Information System (GIS). The primary difference between the two sources is the total acreage in the North Bayshore

Area. The new data, based on the Land Use Map, indicates North Bayshore is 1,890 acres. This is more than the 1,753 indicated in the 2001 Parks and Open Space Plan. The difference is attributable to the large portion of the City extending into the Bay. However, since the North Bayshore planning area is not included in the open space needs analysis, this updated information will not impact recommendations for other planning areas.

The GIS system also allowed more accurate measurements of park sizes. The result is a reduction of 48 acres of open space City-wide. This decrease is numerical only as no parks or open space resources were sold or converted to other use. The change to the GIS system did not impact the overall ranking of the planning areas. Planning areas that had the highest in overall need scores in 2001 are also ranked the highest in 2008 (San Antonio, Sylvan-Dale and Rengstorff). Planning areas that ranked the lowest in overall need scores in 2001 are also ranked the lowest in 2008 (Grant and Miramonte).

## Definition of Open Space

While the 2001 Plan does not specifically define what constitutes open space, the 2008 Plan defines open space as parkland that does not have enclosed, single-use recreational facilities or parking lots built over the land. The parkland could be improved (turf) or in a natural state. This definition of open space excludes parking lots and most recreational facilities (i.e., Community Center, Senior Center, Rengstorff Pool, Eagle Pool, Skate Park and tennis courts) from the overall measurement of open space. Therefore, the park acreages will be different from the 2001 Plan as parking and recreational facilities were included in the acreage used for 2001.

## Planning Area Assessments

To provide a more in-depth analysis of the parks and open space needs of Mountain View's various neighborhoods, this Plan divides the City into ten "Planning Areas." The planning areas are based on census tract boundaries to facilitate the use of available demographic data. The park and open space needs of each area were assessed based on a variety of factors, including:

- Improvements completed since the adoption of the prior Plan;
- Existing park and open space resources in and adjacent to the planning area;
- City demographics;
- Public input; including outreach meetings held in Spring 2007
- Application of Acquisition and Improvement criteria; and,
- Access to existing parks and open space.

The Acquisition and Improvement criteria factor heavily into the assessment. The criteria evaluate:

- Whether the area is primarily residential or commercial/industrial in nature;
- Residential density of the area;
- Amount of multi-family housing;
- Availability of open space within a safe and comfortable walking distance of residential areas (generally defined as no more than one-half mile); and,
- Current amount of open space in the area.



To evaluate the last criterion—amount of open space in the area—the Plan has adopted a standard of providing a minimum of three acres of open space per 1,000 persons living in the City. This standard is based on the provisions of the City’s Land Dedication Ordinance. When regional open space is included, the City provides 13.51 acres of open space per 1,000 residents. When regional open space is excluded from the calculation, overall, the City is slightly below the standard with 2.99 acres per 1,000 when open space is calculated in the same manner in 2001. Using the new definition of open space, the City is at 2.61 acres per 1,000 when parking lots and recreational facilities are not included in the open space acreage. Two planning areas exceed the standard (Grant and Miramonte) while the other seven planning areas are below the standard. These seven areas have the greatest need for additional resources.

Based on the results of the assessments, the planning areas were ranked by order of need. A 1 through 10 ranking was developed for each criterion, which produced a numerical “need score” when applied to each planning area. The higher the score, the higher the need for open space. The table illustrates the need score for each of

the ten planning areas. The San Antonio Planning Area has the highest need for open space and the Grant Planning Area the least need (although it has been determined that all planning areas could benefit from additional park and open space resources).

### Trail Systems

Urban trails are defined in the City’s General Plan as continuous open space corridors, offering scenic views, wildlife habitat, commute alternatives and connection to employment areas, and recreational opportunities. Trails and trail systems are important to the continued improvement of Mountain View’s park and open space resources. When individual trails and other pedestrian and bicycle routes interconnect, the benefits of a trail system spread over a broader area.

Five major trail systems are addressed in detail in this Plan:

- Stevens Creek
- Hetch-Hetchy
- Permanente Creek
- Bay Regional
- Whisman Transit-Oriented Development (TOD) Trail

### Recommendations

The recommendations in this Plan are primarily intended to ensure that parks and open space in Mountain View, and access to these resources, are evenly distributed throughout town.

There are three types of recommendations presented in this Plan:

- City-wide recommendations, addressing the City’s overall approach to parks and open space;
- Planning Area recommendations; and,
- Trail Systems recommendations.

The Plan’s recommendations are grouped into five broad categories:

- INCREASE OPEN SPACE
- IMPROVE EXISTING OPEN SPACE
- PRESERVE EXISTING OPEN SPACE
- PROVIDE ACCESS TO OPEN SPACE
- DEVELOP TRAIL SYSTEMS

Each of these categories is of equal importance in fulfilling the open space needs of the City. Within each one of these categories, more detailed recommendations are carefully ranked in order of priority.

Planning Area	Need Score
San Antonio .....	43
Sylvan-Dale .....	37
Rengstorff .....	31
Stierlin .....	28
Central .....	24
Thompson .....	20
Whisman .....	19
Miramonte .....	14
Grant .....	12







# INTRODUCTION

*“Nature always wears the colors of the spirit.”*

– Ralph Waldo Emerson (1803-1882), author, minister, activist –

## City Profile

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**Location:** Mountain View is located in the State of California at the southern end of the San Francisco peninsula, where the peninsula joins Santa Clara Valley.

**Size:** Mountain View is small and compact, approximately 12 square miles in size.

**Population:** 71,955 (2006).

**Land Use:** Approximately 43% of the City is in residential use, 30% is commercial/industrial uses, 22% is other uses such as parks, school and agriculture and 5% is vacant.

**Employment:** More people work in Mountain View than live here. Many technology companies are located in Mountain View, including Google, Microsoft and VeriSign. Retail and services make up the next largest category of City employment.

## About This Plan

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This Parks and Open Space Plan represents a comprehensive review of open space needs for the City of Mountain View. It offers both a long-range vision and an evaluation of current needs.

The first version of this Plan (originally the “Open Space Vision Statement”)

was adopted in 1992. The Vision Statement was the result of a study of long-term open space needs begun by the Parks and Recreation Commission in 1987. That study contained valuable data and resource material, but it lacked conclusive and realistic recommendations regarding open space priorities in Mountain View. The Parks and Open Space Plan was created to make such recommendations. When the first Plan was developed it was envisioned to have several applications which still hold true today.

The Plan is intended to serve as:

- A tool for implementing the City’s General Plan;
- A prioritized reference document for the City’s Five-Year Capital Improvement Program (CIP); and,
- A support document for future land use studies.

The relationship of this Plan to the General Plan and the Capital Improvement Program is discussed in detail in the next section.

The Plan is intentionally flexible so that actions may be implemented as opportunities arise. Since its inception, the Plan has been updated five times. Frequent updates are intended to ensure the Plan remains effective and responsive to the changing needs of the community. It is recommended that future updates of this plan occur every three years.

## Relationship to the General Plan

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The Mountain View General Plan is a comprehensive and long-range statement of the City’s development and preservation policies. It represents an agreement among the residents of Mountain View on basic community values, ideals and aspirations to govern a shared environment. The General Plan is long range; it looks 10, 15 and 20 years into the future, allowing Mountain View to focus on the big picture and the broad trends that shape it. The current General Plan was adopted in 1992 and serves as the City’s framework for future decisions.

Parks and open space issues are addressed in the Open Space Element within the General Plan’s Environmental Management Chapter. The Open Space Element addresses acquisition, development, use and preservation of open space over the long term. The General Plan establishes overall goals, policies and actions regarding open space issues. The Parks and Open Space Plan serves as a tool to implement the General Plan by providing a reasoned prioritization for accomplishing many of the Open Space Element’s goals. Whereas the General Plan presents a 15-year view of park and open space needs, the Parks and Open Space Plan is kept current and flexible through more frequent





updates. Three of the four Open Space Element goals are especially embodied in this Parks and Open Space Plan:

- Acquire enough open space to satisfy local needs;
- Improve open space areas to provide a diversity of recreational and leisure opportunities for the community; and
- Preserve open space for future generations.

The fourth goal addresses the use of parks and City facilities and recreational programs. The City is currently developing a Recreation Plan to address long-term goals for the provision of recreation services and facilities. The Recreation Plan will serve as a companion document to the Parks and Open Space Plan.

## Relationship to the Capital Improvement Program

The City's Capital Improvement Program (CIP) functions as a blueprint for the City's plans to add, upgrade and expand City facilities and infrastructure. A five-year CIP is prepared and adopted by the City Council every other year. Funding is provided at the time of adoption for the first year's projects. Just as the Parks and Open Space Plan serves to implement the General Plan, the CIP serves as a tool to implement the Parks and Open Space Plan. Most recommendations of the Parks and Open Space Plan (e.g., open space acquisition, trail development) must be included at some point in the CIP and funded in order to become a reality.

The Parks and Open Space Plan is intended to serve as a prioritized reference document to determine which projects should be included in the CIP and when.

## Funding Sources

Financing for the acquisition and development of parks and open space is determined by the City Council during the annual budget review process. The following funding sources are generally used:

### Park Land Dedication In-Lieu Fees

New residential projects are required by the City's Park Land Dedication Ordinance (Chapter 41 of the Municipal Code) to dedicate park land in the amount of 3 acres per 1,000 residents. Since it is not feasible for many smaller residential projects to dedicate land, an equivalent fee is collected instead. The fees are then used for the purchase, development and/or improvement of

park and recreational facilities located in or near the neighborhood where the new development is located. The Parks and Recreation Commission annually recommends to the City Council how these fees should be applied to park and open space projects.

The amount collected from Park Land Dedication In-Lieu fees (including interest earned on the fund) in the past 12 years is shown below:

The Table in Appendix 1 lists the various projects that have been funded partially or in full by these in-lieu fees.

<b>Fiscal Year</b>	<b>Fees Collected</b>
1995-96.....	\$448,145
1996-97 .....	\$1,139,020
1997-98 .....	\$1,738,890
1998-99 .....	\$1,921,950
1999-00 .....	\$1,554,310
2000-01 .....	\$1,676,325
2001-02 .....	\$1,446,165
2002-03 .....	\$559,820
2003-04 .....	\$744,290
2004-05.....	\$1,117,390
2005-06.....	\$5,423,995
2006-07 .....	\$3,213,891
<b>TOTAL.....</b>	<b>\$20,984,194</b>

### Capital Improvement Reserve and Construction Conveyance Tax Fund

Most capital improvement projects of a general nature are funded from either the Capital Improvement Reserve or the Construction Conveyance Tax Fund, including City facilities, infrastructure and park and recreation projects. The amount of the fund varies from year to year, depending on revenues and actual project costs. Many projects compete for this fund-

ing on a yearly basis through the City's capital project budget process.

## Shoreline Regional Community Fund

This fund was created in 1969 for the development and support of the Shoreline Regional Park and the surrounding North Bayshore Area. The use of the fund is limited to projects located in the North Bayshore Area of the City, such as those in Shoreline at Mountain View Park, Charleston Park, Stevens Creek Trail and other similar open space areas. As with the CIP Reserve, the amount of this fund varies from year to year.

## Grants

Various Federal, State and County grants are available for park projects. In the past, the City has received grant moneys for several projects, including the Stevens Creek Trail and the Bay Trail. Proposition 12, passed by California voters in 2000, and Proposition 40, passed in 2002, provided the City of Mountain View with a total of \$1.4 million for the purpose of purchasing and improving open space, parks and related facilities. \$1 million of the grant funds has been designated to the development of the final reach of Stevens Creek Trail. Renovation of the preschool tot lot has been selected by the Parks and Recreation Commission and City Council for use of a portion of funding from Proposition 12. Projects to utilize the \$193,000 Proposition 40 funding have not yet been determined.

## Land Sales Fund

Occasionally, the City will sell surplus parcels of land. The use of the proceeds from these sales is at the discretion of the City Council. However, in the past, some of the funds have been targeted for the acquisition of open space.

## Organization of Plan

- **Chapter I** of the Plan is this Introduction.
- **Chapter II** contains the Parks and Open Space Plan Vision Statement. Created by the Parks and Recreation Commission, the Vision Statement sets out the City's primary goals for future development of parks and open space in Mountain View.
- **Chapter III** presents a City-wide assessment of existing parks and open space facilities and makes recommendations for the future. The City-wide assessment focuses on issues that are of general concern to all areas and demographic groups in the community.
- **Chapter IV** summarizes and prioritizes the recommendations discussed throughout the Plan.
- **Chapter V** analyzes the specific park and open space issues of each of the City's 10 planning areas. This Chapter compares the areas and makes recommendations for the future.
- **Chapter VI** provides a detailed discussion of the development of Mountain View's trail systems, including Stevens Creek Trail, Hetch-Hetchy, Bay Trail, Permanente Creek and Whisman Transit Oriented Development (TOD) Trail.
- **Chapter VII** lists accomplishments since the last Parks and Open Space Plan was adopted in December 2001.
- **The Appendix** includes supplementary information.



Rengstorff Park





Pioneer Park



# VISION STATEMENT

*“Treat the Earth well...we do not inherit the Earth from our ancestors,  
we borrow it from our children”*

Mountain View enjoys a wide diversity of open space and park resources, ranging from small mini-parks to the many acres of Shoreline Regional Park. However, as population patterns and density trends, economic cycles, land acquisition opportunities and levels of environmental awareness change, the City will face new challenges and opportunities. Mountain View’s approach to park and open space resources management will continue to engage the public fully in land-use decisions, thereby enhancing environmental stewardship responsive to natural resource management in these changing circumstances.

This Plan aims to ensure that open space and recreational opportunities are evenly available throughout the community. The Plan also seeks to encourage linkages to open space in adjacent communities. To achieve these goals, the Plan offers a long-term vision to guide decisions related to park and open space resources in the community. Establishing this vision is important in order to ensure the Plan’s recommendations lead to further improvement of the good quality of life already experienced by Mountain View residents.

The long-term vision, as expressed on the following page, articulates the ultimate destination of this Plan. It serves as a road map, providing direction for the development of the Plan’s goals and recommendations.

## Parks and Open Space Plan Vision Statement

- **Mountain View will increase park and open space resources, using creative and innovative means to achieve this goal.**  
The preservation, maintenance and acquisition of parks and open space are priorities for Mountain View, as reflected in the many recommendations of this Plan. Today, Mountain View enjoys a wide variety of open space and park resources. However, with continued higher-density development, the City needs more open space and parks. Since the City is almost completely built out, new and different approaches may be necessary to meet community needs.
- **Mountain View will ensure that open space and recreational opportunities are evenly distributed throughout the community.**  
The park and open space resources available in Mountain View today are not evenly distributed throughout the City. Thus, while Mountain View as a whole needs additional parks and open space, the need for open space is higher in some neighborhoods than in others.
- **Mountain View will increase and improve access to both existing and planned parks and open space.**  
Improving access to park and open space resources, through a well connected trail system and through

smaller, more localized improvements, will relieve some need for new facilities.

- **Mountain View will strive to be a City with a visually green environment.**  
The protection and enrichment of the urban forest is of great importance to the well being of the City’s residents. All “green” areas, large or small (such as median and parking lot trees and vegetation) contribute to the feeling of an open, livable city and should be increased, improved and maintained.
- **Mountain View is not an island; regional open space possibilities are important and will be considered and supported.**  
The development of and connection to open space in other communities can greatly improve Mountain View’s park and open space systems and benefit Mountain View’s residents. Mountain View should work with other governmental bodies in our region to acquire, develop and support regional open space resources.
- **Mountain View will involve and empower the community in the planning and implementation of programs related to parks and open space.**  
Community involvement in the updating of the Parks and Open Space Plan is especially needed to ensure that the public’s wishes and needs are served.





"Sphere" Shoreline Golf Links



# CITY-WIDE ASSESSMENT

*“When one tugs at a single thing in nature, he finds it attached to the rest of the world.”*

– John Muir (1838-1914), explorer, naturalist, conservationist–

## City Land Use and Growth Trends

At the time of its incorporation in 1902, Mountain View was an agricultural community, with a small business and residential core surrounded by farms and orchards. During the 1950s and 1960s, the City experienced a boom, growing from a population of 10,000 in 1950 to almost 50,000 in 1965. This period saw the transformation of the City from an agricultural community to a city with homes, commerce and industry. By the mid-1980s, Mountain View had completed its post-World War II development. With the Silicon Valley high-tech boom, the City has become a prime location for technology companies, both large (Google, Intuit, Synopsys and Microsoft) and small. As a result, the City’s North Bayshore

business park area experienced a great deal of development in the late 1980s through the 1990s. In addition, with a shortage of vacant land, residential development has shifted from large apartment complexes and large-lot, single-family homes to higher-density developments such as rowhouses and small-lot, single-family residences.

Mountain View, which is 7,719 acres in size (including roads and streets), is almost fully built out with little vacant land left. As of 2006, about 43% of the land in the City was used for housing, 30% for commercial and industrial uses, and 22% for other uses such as parks, schools and agriculture, leaving approximately 5% vacant<sup>1</sup>. The overall residential density in Mountain View is 11 persons per acre (based on a 2006 population of 71,955 persons). When just residentially zoned land is considered, density rises to 21 persons per acre. The residential density of Mountain View’s 10 individual planning areas ranges from a low of 12 persons per residential acre in the Grant Planning Area to a high of 55 in the San Antonio Planning Area with 19 in the North Bayshore Area.

With 95% of the available land developed, most new residential developments in Mountain View will happen in one of two ways: existing buildings can be expanded or redeveloped, or land can be rezoned for residential purposes. Since 2000, the expansion or

redevelopment of existing buildings, and several large rezonings, have resulted in the addition (or approved addition) of a significant number of new housing units in Mountain View. Examples include:

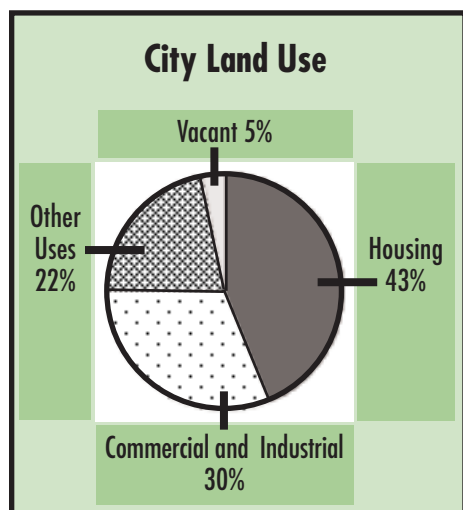
### Expansion or Redevelopment Projects

- 276 Sierra Vista Avenue—23 new single family homes were built at a location previously occupied by a convalescent home.
- Low-density residential units at 125 West Dana Street were removed and replaced with 39 new rowhouses.

### Rezoning Projects

- 505 Evelyn Avenue—an industrial area was rezoned and 151 row-houses were built.
- The former location of the South Bay Christian School at 1136 Miramonte Avenue was rezoned to accommodate a mix of 58 homes, including both single family and rowhouses.

Residential growth in Mountain View is projected to increase in the coming years compared to the estimated 2,310 new housing units added between 1990 and 2000. Between 2000 and 2006, approximately 1,484 housing units have been developed or approved. The September 2007 Project Status List maintained by the Community Development Department indicates



<sup>1</sup> Source: Community Development Department



## Summary of Existing and Projected Housing

Existing Housing Units; New or Approved Units . . . . .	33,916
Projected Units 2006-2008 . . . . .	3,378*
<b>TOTAL . . . . .</b>	<b>37,294</b>

\*Projected units indicates projects in the pipeline; potentially there could be more development projects.

an additional 3,378 units could be developed by about 2010. The City will be undertaking an update of the 2002 Housing Element and the 1992 General Plan over the next two years, so updated housing projection information will be available at that time.

Appendix 2 provides a breakdown of expected future growth by planning area.

All new residential growth contributes to the need to provide additional park and open space lands. Ideally, each new development project would provide parkland commensurate with the number of new housing units developed. However, this is not the case, as many smaller developments pay a fee in lieu of providing parkland. As noted earlier, these fees are used not only for parkland acquisition, but many other parks and open space improvements as well.

Between 2000 and 2006, 1,484 housing units were added. At 3 acres per 1,000 residents (the City's standard, as discussed in more detail later in this Plan), this reflects a park need of ten additional acres. However, since

<sup>2</sup> .35 acre of land on Del Medio Avenue and .62 acre of land on Mariposa Avenue / West Dana Street

2000, only .97 acre of new parkland<sup>2</sup> was added to the City (not including the Stevens Creek Trail). The City has approximately 3,378 housing units that may be developed in the next several years. If this level of development takes place, an additional 22.8 acres of open space would need to be added.

Additionally, many park improvement projects were funded through in-lieu fees during that time period, and some fees have been reserved to purchase additional park land as it becomes available. In November 2006, the Council updated the Park Land Dedication In-lieu Fee Policy and established the following priority system for use of in-lieu fees:

- 1) Acquisition
- 2) Development
- 3) Rehabilitation

## Existing Parks and Open Space Facilities

Mountain View has close to 1,000 acres of park and open space land, divided among 17 mini-parks (two undeveloped), 13 neighborhood / school parks, five neighborhood parks not associated with school sites, two community parks and one regional park (see Appendix 3). Although categorized as such, they are, collectively, all

neighborhood and community parks within the meaning of the California Government Code.

In addition, the City has a tremendous resource in the Stevens Creek Trail, a facility more than halfway complete towards the goal of providing a north / south connection through the City. The Hetch-Hetchy Trail, generally running through the City in an east-west direction, has been completed from the Stevens Creek Trail to Whisman Road. The trail provides 0.4 mile of off-street bicycle and pedestrian access. In the future, the Hetch-Hetchy Trail may offer further opportunities to connect neighborhoods with trail systems.

The City's regional park facility, Shoreline at Mountain View, is a 753-acre open space and wildlife preserve consisting of wetlands, marshes, upland habitats, a golf course, sailing lake, the historic Rengstorff House and two adjacent open space areas, Crittenden Hill and Vista Slope.

Additional open space resources include Deer Hollow Farm, the Senior Garden and the Willowgate Community Garden. Deer Hollow Farm, operated by the City of Mountain View and located in the hills above Los Altos, is a 10-acre working farm serving as a nature preserve and environmental education center. The Willowgate Community Garden is located on a one-acre parcel in the Stierlin Planning

### Park Type

### Open Space Acres

Mini-Parks . . . . .	12.04
Neighborhood Parks – City-owned . . . . .	47.79
Neighborhood Parks – School District Owned . . . . .	84.83
Community Parks . . . . .	50.07
Regional Parks and Open Space (Including Stevens Creek Trail) . . . . .	777.53
<b>TOTAL City Parks . . . . .</b>	<b>972.26</b>



Area. Its 84 garden plots are leased to Mountain View residents for one year at a time. The Senior Garden is located on a piece of the Hetch-Hetchy right-of-way at the corner of Escuela Avenue and Crisanto Avenue in the San Antonio Planning Area.

Other recreational facilities located in Mountain View include a Community Center, two sports centers, two swimming pools and a Teen Center. A new, larger Senior Center opened in the fall of 2006. The new Senior Center offers expanded services for over 500 seniors daily (55 years and older) and serves as a premier rental facility available to Mountain View residents and businesses. For a list of all City parks and facilities, see Appendix 4. A general description of each of the different park types can be found in Appendix 5.

## Overall Assessment

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Mountain View prides itself on being well served with open space, especially with its two regional assets, Shoreline at Mountain View and the Stevens Creek Trail.

This Plan attempts to objectively assess park and open space needs in the City, specifically in the nine planning areas outside of the North Bayshore Area. A useful starting point is the City's Park Land Dedication Ordinance, which requires developers to dedicate (or pay equivalent fees for) at least three acres of park land for each 1,000 residents in a new development. The 2001 update of the Parks and Open Space Plan established this formula of three acres per 1,000 residents as a reasonable standard of acceptable open space. (For further discussion, see Appendix 6.)

Based on the number of mini-, neighborhood, school and community parks, and a 2006 population of 71,955, Mountain View is currently below the open space standard with 2.61 acres per 1,000 residents; if recreational facilities and parking lots are included as open space, Mountain View would have 2.99 acres per 1,000 residents. When the Shoreline regional facility is factored in, the ratio rises to 13.51 acres per 1,000 residents, well in excess of the standard.

Although overall the City is well served by park and open space resources, the City is still below the standard. The Commission believes that the City would benefit from the addition of a third community park. Community parks are defined in the Plan as:

"areas 15 – 50 acres in size which serve the entire city and are of diverse environmental quality and may include areas suited for intense recreational facilities such as athletic complexes and large swimming pools. These areas may also be of natural quality for outdoor recreation such as walking, viewing, sitting and picnicking or any combination of the above."

Appendix 5

Both community parks in Mountain View (Cuesta and Rengstorff) are located south of Central Expressway. The Commission recommends acquisition of land for another community park in the area north of Central Expressway. The addition of 15 acres of open space would bring the City closer to meeting the standard of 3 acres per 1,000 residents (3.20 acres per 1,000 residents when open space is calculated in the same manner as 2001; and 2.81 acres per 1,000 residents when parking lots and recreational facilities are not included in the open space acreage).

Additionally, the Plan acknowledges that open space is not evenly distributed throughout the City. To provide an in-depth understanding of the open space resources and needs in Mountain View, this Plan analyzes each of the City's ten planning areas using a number of criteria. These assessments are presented in a later section of the Plan.

## Issues of Special Concern

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### Joint School/Park Sites

School sites are a large and important part of the City's open space resources. Currently, the City has a large supply of mini-parks, but relatively few larger neighborhood parks. Also, there is almost no remaining vacant land, and few, if any opportunities to acquire large open space areas the size of a neighborhood park. The school sites provide the large areas (typically five acres or more) needed for athletic activities such as baseball, softball and soccer.

Mountain View has a longstanding policy (General Plan Policy 5) of developing cooperative agreements with the school districts to allow use of the schools as neighborhood parks. These agreements allow for the joint use of ten school sites for park and recreation purposes (the City owns adjacent park land at five of the school sites). In exchange for after-school-hour use of the play fields, the City maintains the open space area at all schools except Springer Elementary (part of the Los Altos School District) and Mountain View High School.

Almost half (44%) of the City's total park and open space resources (excluding Shoreline regional facilities) are located at school district-owned



sites. The school district lands account for 64% of the City's neighborhood park area. In many cases, the City has made significant economic investments in park and playground improvements at the school sites.

In terms of the open space standard discussed above in the Overall Assessment section, if school open space lands are deducted from the City's open space inventory, the ratio of open space to residents drops from 2.61 acres per 1,000 residents (excluding regional resources) to 1.53 acres per 1,000 residents. As the districts look for different ways to handle fluctuating enrollments, City open space resources could be left in an uncertain position.

The City's ability to ensure that the open space areas owned by the school districts remain available is somewhat limited as the schools have final jurisdiction over placement of portables and other needs that may encroach on the open space. The City can and does negotiate with the districts to maintain the existing open space areas, but some space has been impacted.

One issue that has affected the amount of open space available at public school sites is the State-wide voluntary

Class Size Reduction (CSR) program. Since 1997, the State has been offering financial incentives to schools that provide classes of 20 or fewer students in grades K-3. As a result, schools have added temporary buildings and are reconfiguring campuses to include construction of new buildings to accommodate the CSR program. As the number of education buildings increases, the amount of open space available for public use may decrease.

The Preservation Criteria developed for this Plan are an important tool to help the Parks and Recreation Commission assess the impact of threatened or lost school site resources, and formulate recommendations to the City Council, if needed. School open space resources can also be lost to residents when schools are closed and grounds are sold. To mitigate the effects of such sales, the Naylor Act (a State law) allows cities to buy a portion of the open areas of surplus school district properties at 25 percent of market value. However, even at this discounted price, the actual acquisition of school lands can be an economic challenge.

## Other Private and Public Open Space

There are many forms of private open space areas throughout the City of Mountain View. Many multi-unit developments provide their residents with open space and recreational facilities such as swimming pools, large lawn areas, water features, community rooms and children's play areas. Some larger developments providing these types of amenities include The Crossings in the San Antonio Planning Area and Cuernavaca, The Americana and Runningwood Circle in the Sylvan-Dale Planning Area. While not addressed specifically, or accounted for numerically in this Plan, these private open space amenities contribute to the overall park and open space resources available to the residents and the community.

Large parcels of land in the City that still remain in agricultural or open space use are another type of private open space in Mountain View. These types of properties, although held in private ownership, are valuable assets. They provide visual respite from the urban environment, represent the last remnants of the City's agricultural past and serve as a reminder of what the Santa Clara Valley once looked like.





Where possible, the City should support efforts by other agencies, private organizations or nonprofits to preserve agricultural lands if they become available. Some possible methods of preservation are long-term conservation easements, donations by property owners, partnerships with private or public agencies, formation of a nonprofit organization and partial acquisitions.

Much of what has been said about private open space in agricultural use is also true of open space lands in Mountain View that are owned by other public agencies. Examples of land owned by other agencies include:

- The Hetch-Hetchy right-of-way, which passes through the City in an east-west direction (City of San Francisco); and,
- Some lands adjacent to Stevens Creek and other waterways (Santa Clara Valley Water District).

These lands can play an important role as additional open space in the City and should be preserved through cooperation with the owning agencies. Full or partial acquisition, long-term easements and other similar mechanisms can all be employed to ensure these valuable open space areas are retained.

## Access to Parks and Open Space

A main focus of this Plan, as articulated in the Vision Statement, is to ensure that open space is evenly distributed throughout the community. As detailed later in the Planning Area Assessments Chapter, certain criteria have been established to help evaluate where this goal is not being met. Typically, this evaluation has led to recommendations regarding additional acquisition of park and open space land in areas that were determined to be under-served.

One of the criteria evaluates whether residents are located within a safe and comfortable walking distance of a park. While the use of this criterion further helps to determine if land acquisition should be a priority in certain neighborhoods, it also introduces the concept of evaluating the accessibility of the park for the residents living within a half-mile radius.

Improving access to park sites can help relieve underserved areas, in addition to or in lieu of acquiring new park land. For example, Thaddeus Mini-Park is located just across Middlefield Road from one of the neighborhoods that does not have safe and comfortable walking access to a park. Currently, there is no safe way to cross Middlefield Road to reach the park. If improvements, such as stop signs, crosswalks or signals, were made in this area, safe access to Thaddeus Park from this neighborhood would be possible.

Park access is, therefore, evaluated in each of the planning area assessments. In some cases, specific areas in need of improved access have been addressed. In other areas, the scope and time frame of this Plan did not allow a thorough examination of where access improvements are needed or the practicalities of providing such improvements. However, working to build and improve access to open space is one of the major recommendations of this Plan.

While the majority of areas and facilities within City parks are accessible to persons with disabilities, access will be a requirement of considerable importance when identifying areas in need of improvement and developing solutions. The Americans with Disabilities Act (ADA) requires that persons with disabilities not be discriminated against in regard to access to public facilities. Specifically in regard to playground equipment, the City completed a comprehensive study in 2000 to

identify improvements needed to bring equipment into compliance with State law. These improvements, as defined in the new guidelines, have occurred at most City parks.

## Trail Systems

Trails and trail systems are important to the continued improvement of Mountain View's park and open space resources; accordingly the subject is discussed in much detail in a separate chapter later in this Plan. Even though a trail may at first seem to impact or affect only the immediate area around it, trails are important on a City-wide basis as well. It is the interconnecting of individual trails and other pedestrian and bicycle routes that expands the benefits of a trail system over a broader area. Therefore, the continued planning and development of trails and connectors should be considered an issue of City-wide importance. Focus should especially be given to providing access (through mini-trails and other connectors) to existing and planned trails, developing a City-wide network of pedestrian and bicycle pathways, and providing connection to regional resources when possible.

## Summary

After years of growth and development, Mountain View is almost fully built out, with little vacant land left. As higher-density developments have come in over the past years, park and open space acreage has not kept up with the increase in number of residents. Acquisition of additional open space and its development for park use is a priority for Mountain View.

At the same time, it is clear that open space resources are not evenly distributed among the City's various



neighborhoods. The City should focus on open space acquisition and park development in those areas most under-served in open space resources (as identified in Chapter V).

City wide, the urban forest is of great importance to the well-being of residents. The City should promote the urban forest and take all opportunities to green our urban environment. (See recommendations in Chapter IV.)

With limited vacant land left, the City needs to work with others (governmental agencies, private owners, businesses) to enable shared use of park and open space resources. Whatever remains of our agricultural past is especially important in this context.

The school districts are of central importance to the park and open space inventory. The City must work with the districts to build, maintain and improve joint use agreements for their open space resources. (See recommendations in Chapter IV categorized as Preserve Existing Open Space.) Should the loss of a park or open space area be threatened (e.g., the surplus of a school site), City action should be guided by the criteria listed below:

### Preservation Criteria

- The impact the loss of open space will have on the City's current and future recreation programming.
- The City's investments, assets and development on the property (e.g., play equipment, tennis courts, irrigation systems, play fields, etc.).
- The quantity of other existing public and/or private open space/recreation facilities in the planning area.
- The impact of loss on Mountain View's overall park system.



Great Egret, Shoreline at Mountain View

While Mountain View needs to acquire and develop more parks and open space resources, an additional priority is to maximize the use of existing resources. To that end, the City must work to improve access to existing parks and open space from the City's various neighborhoods. (See recommendations in Chapter IV categorized as Provide Access to Open Space.)

Finally, Mountain View must improve its system of pedestrian/bike trails to connect our neighborhoods to each other and to connect the City as a whole to regional parks and open space areas. (See recommendations in Chapter IV categorized as Develop Trail Systems.)

# RECOMMENDATIONS

*“Creating Community through People, Parks and Programs.”*

— California Parks and Recreation Society Vision Statement —

## Introduction

This section of the Parks and Open Space Plan presents and prioritizes all of the recommendations that appear in this Plan:

- City-wide recommendations developed based on the analysis presented in the previous City-Wide Assessment Chapter;
- More specific recommendations made for each of the ten planning areas, presented in the following Planning Area Assessments Chapter; and,
- Recommendations for the City’s trail systems, presented in the Trail Systems Chapter later in this Plan.

The purpose of the priority system is to establish a basis for determining which recommendations are most pressing and

in what order they should be undertaken. The priority system is intended to be used as a guideline only. It is fully expected that some recommendations might be implemented out of priority order, dependent on current opportunities and circumstances. However, by establishing a system of priorities, the City can help ensure a logical approach to future decision-making.

In order to create a priority system, the Parks and Recreation Commission divided all recommendations into five major categories:

- **Increase Open Space**
- **Improve Existing Open Space**
- **Preserve Existing Open Space**
- **Provide Access to Open Space**
- **Develop Trail Systems**

The Commission believes that these categories are of equal importance in fulfilling the open space needs of Mountain View, and, therefore, has not ranked these categories.

Within each of the categories, the Commission has formulated broad recommendations that reflect the goals presented in the Open Space Vision and address City-wide issues, including environmental conservation efforts. These recommendations are prioritized within each category.

Additionally, the Commission has spelled out specific, practical recommendations within each of the City-wide recommendations. These specific recommendations relate to

the individual planning areas and are prioritized according to each planning area’s open space needs.

While all of the City’s ten planning areas would benefit from additional open space, the Commission has decided to rank each area in order of need. The ranking is based on the five criteria presented in the Planning Area Assessments Chapter of this Plan.

A ranking of 1 through 10 was calculated for each of the criteria. For example, one of the criteria is Proportion of Area Zoned Residential. A planning area that has more residential than nonresidential area has a higher need for park and open space facilities. Therefore, the planning area with the highest residential area would have the highest need and be assigned the highest ranking of 10.

Ranking assignments were made for each of the five criteria in each of the ten planning areas. The result was a numerical need score for each area. The lowest possible score was 5 and the highest was 50. The San Antonio Planning Area has the highest need score, 43, while the Grant Planning Area has the lowest need score, 12. For more detailed information about the need score process and the planning area rankings, please refer to Appendix 7.

Planning area recommendations are always listed in their rank order, so that the planning area with the greatest need score has priority over those with lower Need Scores.

Planning Area	Need Score
San Antonio .....	43
Sylvan-Dale .....	37
Rengstorff .....	31
Stierlin .....	28
Central .....	24
Thompson .....	20
Whisman .....	19
Miramonte .....	14
Grant .....	12



# Prioritized Recommendations

The list of all the prioritized recommendations for this Plan begins below.

## INCREASE OPEN SPACE

### City-wide Priority 1

Acquire open space for a community park north of Central Expressway and south of Highway 101.

### City-wide Priority 2

Acquire open space throughout the City for neighborhood parks and mini-parks, especially in neighborhoods deemed most deficient in open space.

#### Planning Area Priorities

##### a. San Antonio

Acquire land in the mid-section of the San Antonio Planning Area for development of a mini-park, preferably on the north side of California Street between Showers Drive, Central Expressway and Rengstorff Avenue.

##### b. Sylvan-Dale

Acquire land in the Dale neighborhood for development of a mini-park.

##### c. Rengstorff

Acquire land in the area bounded by Highway 101, Rengstorff Avenue, San Antonio Road and Middlefield Road (preferably adjacent to the City-owned parcel at the corner of Wyandotte Street and Reinert Road) for development of a mini-park.

##### d. Stierlin

Acquire land in the area bounded by Central Expressway, Moffett Boulevard, Middlefield Road and Highway 85 for development of a mini-park.

##### e. Thompson

As part of the Mayfield Mall development process, acquire land for the development of a neighborhood park.

##### f. Whisman

As part of the South Whisman development process, acquire land for development of a neighborhood park.

### City-wide Priority 3

Work with owners of open space not currently available for acquisition to enable shared use of these resources (by means of joint use, easements, or other cooperative mechanisms).

#### Planning Area Priorities

##### a. Whisman

Explore possible open space uses for the County Vector site and the Caltrans property adjacent to Highway 101 if the site proves unsuitable for gateway/retail purposes.

### City-wide Priority 4

Acquire a portion or all of Mountain View's agricultural lands, if they become available, in an effort to preserve the City's agricultural heritage.

## IMPROVE EXISTING OPEN SPACE

### City-wide Priority 1

Develop open space as parks for community use, especially in neighborhoods deemed deficient in open space. Encourage maximum community input in all stages of development.

#### Planning Area Priorities

**a. San Antonio**

Develop the Del Medio site as a mini-park.

**b. Central**

Develop the Mariposa Avenue / West Dana Street site as a mini-park.

**c. Miramonte**

Design and construct Cuesta Park Annex consistent with the approved Master Plan.

**d. North Bayshore**

Explore development of athletic fields.

### City-wide Priority 2

Enhance the City's Urban Forest. Evaluate current street tree vacancies and set up a program for replanting. Update City street tree planting list. All public spaces should function as visual open space (e.g., through landscaping of parking lots, vacant lots, street medians, etc.).

### City-wide Priority 3

Improve and renovate existing parks.

#### Planning Area Priorities

**a. San Antonio**

Continue the renovation of Rengstorff Park

**b. Stierlin**

Work with the Mountain View Whisman School District and youth sports organizations to explore the possibility of converting Callahan and Crittenden fields to synthetic turf.

**c. Miramonte**

Work with youth sports organizations to explore the possibility of converting McKelvey field to synthetic turf.

**d. North Bayshore**

Complete the landscape element of the Vista Slope open space area and adjacent section of Permanente Creek Trail.



## **PRESERVE EXISTING OPEN SPACE**

### **City-wide Priority 1**

Work with school districts, utility companies, private owners, governmental agencies, etc., to ensure that no current open space is lost. To accomplish this, the City should:

- i) Strengthen existing and future city/school joint use agreements to provide additional methods to ensure preservation of school open space areas.
- ii) Continue to maintain all joint use agreements with the school district for use of open space at public middle and elementary schools.
- iii) Develop new joint use agreements where they currently do not exist.

### **Planning Area Priorities**

#### **a. Grant**

If possible, develop an agreement with the Mountain View Los Altos Union High School District for joint use of the open space at Mountain View High School for public use.

- iv) Strengthen and formalize current partnerships to provide safe custodianship of land in Mountain View that is owned by other agencies, such as San Francisco Water District (Hetch-Hetchy), Santa Clara County Water District, Santa Clara County, and P.G. & E.

### **Planning Area Priorities**

#### **a. Grant**

Preserve open space at Sleeper and Franklin Avenues.

### **City-wide Priority 2**

Preserve the City's Urban Forest in order to retain neighborhood character and ensure the greening of the increasingly urbanized environment.

### **Planning Area Priorities**

#### **a. Central**

Retain the City-owned parcels on South Shoreline Boulevard and California Street as visual open space and develop a conceptual plan for landscaping the parcels.

### **City-wide Priority 3**

Support efforts by other agencies, private organizations and/or nonprofits to preserve a portion or all of Mountain View's agricultural lands as permanent open space, if they become available.

### **City-wide Priority 4**

Work with other agencies to preserve all bay-front land.

## PROVIDE ACCESS OPEN SPACE

### City-wide Priority 1

Work cooperatively within the City and with other governmental agencies to ensure that access to open space resources is enhanced (e.g., traffic safety, attractiveness to users, etc.).

#### Planning Area Priorities

**a. San Antonio**

Provide a safer and improved crossing of Rengstorff Avenue to increase the accessibility of Rengstorff Park for those persons living on the west side of Rengstorff Avenue, north of California Street.

**b. San Antonio**

Improve access to new parks at the Mayfield Mall site through construction of an under-crossing at Central Expressway.

**c. Sylvan-Dale**

Provide access to the City-owned open space located across Highway 85 along Stevens Creek by means of a pedestrian overcrossing.

**d. Rengstorff**

Improve access to Thaddeus Park through safe street crossings and other techniques.

**e. Rengstorff**

Improve access across Central Expressway to Rengstorff Park from the Rengstorff Planning Area.

**f. Miramonte**

Collaborate with the Mountain View Whisman School District to provide safe access across Castro Street to Graham Middle School from the residential area bordered by El Camino Real, Castro Street and Miramonte Avenue.

**g. Grant**

Provide a safe and convenient crossing on Phyllis Avenue to allow access to Bubb School/Park from the small residential area located on the east side of Phyllis Avenue.

**h. Grant**

Provide access to the City-owned open space located along Stevens Creek.

#### Trail System Priorities

**a. Grant**

Continue construction of Stevens Creek Trail from El Camino Real to Mountain View High School.

### City-wide Priority 2

Work cooperatively within the City to build mini-trails to facilitate access to trails from neighborhoods, especially from neighborhoods that are under-served in open space.

#### Trail System Priorities

**a.** Identify locations where new or improved access to trails and bicycle routes would improve safe, continuous non-auto routes throughout the City.

Implementation of such improvements should be given priority in those planning areas that are under-served by park and open space resources.



## DEVELOP TRAIL SYSTEMS

### City-wide Priority 1

Continue developing a city-wide network of pedestrian and bicycle pathways to connect neighborhoods to each other and to open space resources.

#### Trail System Priorities

**a. Stevens Creek**

Continue development of Stevens Creek Trail for biking, hiking and wildlife preservation.

**b. Hetch-Hetchy**

Develop the Hetch-Hetchy corridor for biking, hiking and other recreational opportunities.

**c. Permanente Creek Trail**

- Construct a pedestrian/bicycle bridge from the south end of the Permanente Creek Trail across Highway 101.
- Explore the possibility of a safer pedestrian crossing (potentially underground) at Charleston Road.

**d. Charleston Retention Basin**

Preserve and improve the public trail around the Charleston Retention Basin and improve access to Stevens Creek Trail.

### City-wide Priority 2

Work with other cities and governmental agencies to develop regional trails connecting Mountain View with other regional trails and open spaces.

#### Trail System Priorities

**a.** Continue to support development of the Bay Trail, particularly around Moffett Field to the Sunnyvale Baylands.

**b.** Explore all opportunities to connect the City's regional open space areas to the former Cargill Salt Ponds as they are returned to their natural state.

**c.** Work with other cities and agencies to develop Stevens Creek Trail and the Bay Trail for the purpose of developing a regional network of inter-linked trail systems.

# PLANNING AREA ASSESSMENT

*"No town can fail of beauty...  
if venerable trees make magnificent colonnades along its streets."*

— Henry Ward Beecher (1813-1887) Clergyman and reformer —

## Introduction

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While the City has an outstanding park and recreation system, the City-wide assessment presented previously reveals a number of existing needs. In addition, it is clear that parks and open space resources are not evenly distributed among the various neighborhoods in Mountain View. Balancing the needs and concerns of each neighborhood within Mountain View is a difficult task, especially given the scarcity of space in a city as developed as Mountain View and the City's limited financial resources. A necessary first step, however, is to conduct a clear analysis of the parks and open space needs in Mountain View and its various neighborhoods.

In order to provide an organized way to evaluate the City's parks and open space needs, the City is divided into ten planning areas. While the planning areas are simply based on census tract boundaries, they are useful for the purpose of this Plan because they provide a consistent framework and help facilitate a logical method of analysis. In order to provide useful comparison information, the data (e.g., density, amount of existing open space) for each planning area is compared against the "average" of that data for all the planning areas. So while one area may be above average in the

amount of open space provided per resident, another may be below. Since all the comparisons are relative to the average, it helps provide a picture of the areas in greatest need of open space and park facilities or improvements.

Throughout this Plan, open space calculations are generally shown without the regional open space acreage included. These planning area assessments make this distinction when comparing the calculations against the "average of all planning areas." This "average" excludes the North Bayshore Planning Area. The North Bayshore Area contains all of the City's regional open space (with the exception of portions of Stevens Creek Trail) but has very little population or housing. The large open space acreage tends to skew the picture of what the "average" planning area looks like.

On the following pages are the assessments of parks and open space needs for each of the ten planning areas. The ten planning areas are presented in alphabetical order for ease of reference. A map showing the location of each planning area within the City boundaries is provided on the next page. More detailed maps of each individual planning area are provided in the assessments.

A fair amount of demographic and other data is presented for each planning area. This data was crucial to the evaluation of open space needs for

each area. Factors such as the number of single-family versus multi-family homes, density and the current amount of available open space were taken into consideration. This data is presented in detail in each planning area assessment. For an overview of the data for all planning areas, please refer to Appendix 8. Please note that the calculation to determine the current amount of open space for each area includes only "existing facilities" and does not include any areas discussed as "other open space."

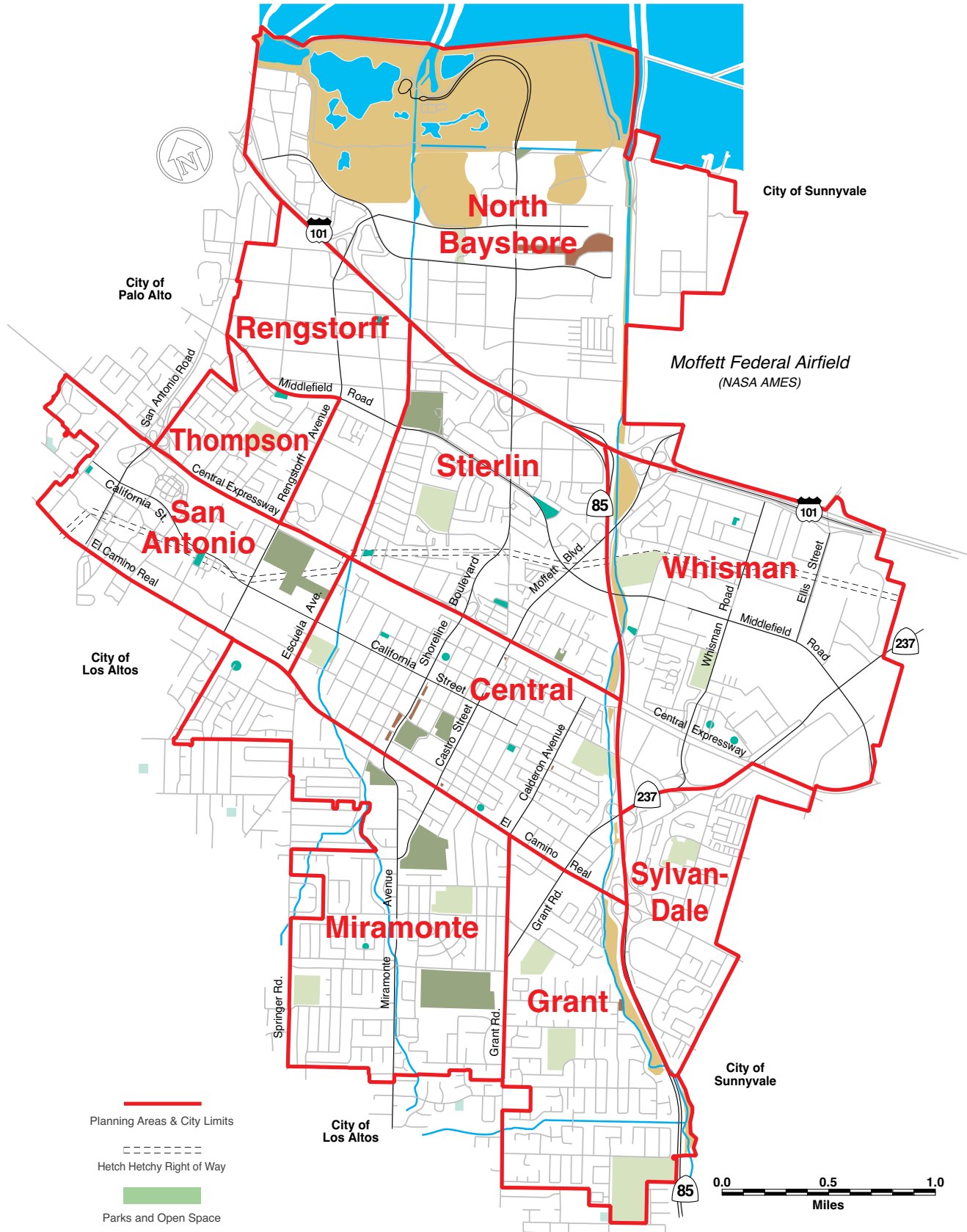
## Method of Assessment

The purpose of conducting these planning area assessments was to determine which areas meet the City's minimum standards for parks and open space and to help determine how to make improvements. The needs assessment for each area was based on a variety of factors, including improvements to the area since adoption of the 2001 Plan, existing parks and open space resources in and adjacent to the planning area, City demographics, public input and application of Acquisition and Improvement Criteria.

Acquisition and Improvement Criteria were used to determine if there was an additional need for parks or open space in a planning area. Each of the ten planning areas was evaluated using these criteria:



# Planning Area Boundaries



## Acquisition and Improvement Criteria

### Proportion of Land in Residential Use

- Is the area primarily zoned for residential or commercial/industrial uses?

### Residential Density

- Is the density of the residential area, including number of children, high or low?

### Proportion of Multi-Family Housing

- Is the residential acreage in the area primarily single-family or multi-family housing?

### Availability of Open Space Within a Safe and Comfortable Walking Distance

- Do residents have access to open space facilities within a one-half-mile walking distance without crossing major traffic barriers?
- The National Recreation and Park Association's (NRPA) desirable standards for park and recreation facilities indicate that up to one-half mile is generally considered to be a comfortable walking distance.

### Current Amount of Open Space

- What is the inventory of open space in the area and what type is it?
- Is the overall City standard of providing 3 acres of open space for every 1,000 residents met? <sup>1</sup>

For each planning area, this document presents a listing of open space facilities, relevant demographic data, an assessment of open space and park

needs, a discussion of these needs and specific recommendations. These recommendations are prioritized within the framework of City-wide recommendations, as presented previously in Chapter IV.



<sup>1</sup> Appendix 6 provides more information about the use of open space standards, and, more specifically, about how Mountain View's open space standard was developed.



# CENTRAL AREA

The Central Planning Area is bounded by Central Expressway, Highway 85, El Camino Real and Escuela Avenue. It is the fourth largest planning area with 772 acres and a mixture of neighborhoods.

## Existing Facilities

The Central Planning Area is well served by a variety of parks: Castro, Dana, Pioneer, Eagle, Landels, Fairmont and Mercy-Bush. Recently the City purchased land on Mariposa Avenue and West Dana Street for future development of a mini-park. Activities at the developed park sites in the Central Planning Area include swimming, soccer, softball, community celebrations and recreation playground programs. The field areas at both school/park sites, Castro and Landels, are maintained by the City.

The City also maintains a tot lot at Castro School and one of three tot lots at Landels. Both schools are currently utilized for after-school recreation programming as well as youth sports. The



ballfields at Landels are also rented for adult sport leagues. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the Central Planning Area.

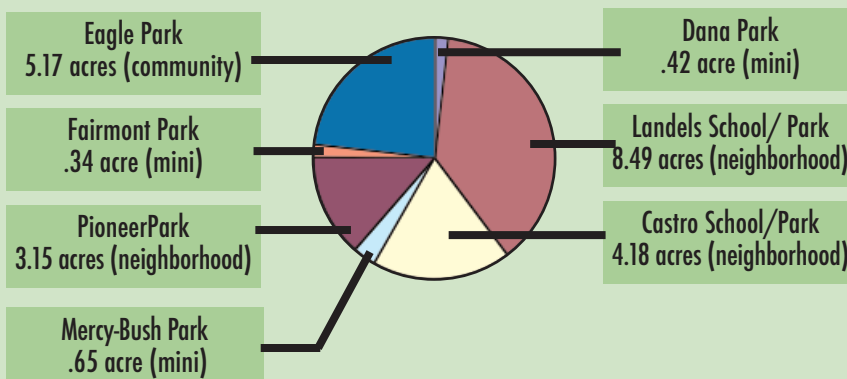
## Other Open Space

The Stevens Creek Trail runs along a portion of the east border of the planning area. Access to the trail is provided at Landels School. Four City-owned parcels (1.83 acres total) on South Shoreline Boulevard have been zoned as visual open space. The City maintains a .14-acre parcel at the corner of Calderon Avenue and Eldora Drive and a .18-acre parcel at El Camino Real and Castro Street.

## Criteria Assessment

The following assessment is based on the criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the Central Planning Area.

**Central Area Park Facilities**



**Proportion of Land in Residential Use:**

- The Central Planning Area is mostly residential in nature (see Planning Area Data Table below, Line 4).
- Other uses include the downtown and commercial businesses along El Camino Real.

**Residential Density:**

- The residential density is higher than the average for all planning areas (see Table, Line 6).

**Proportion of Multi-Family Housing:**

- More of the residential acreage in the area is devoted to single-family

homes than to multi-family homes (see Data Table, line 4).

**Availability of Open Space****Within a Safe and Comfortable****Walking Distance:**

- Major traffic barriers are: California Street, Castro Street, Central Expressway, El Camino Real, Shoreline Boulevard, Highway 85 and Highway 237 (see map in Appendix 10).
- Once the recent purchase of land at Mariposa Avenue and West Dana Street is developed into a mini-park, the entire Central Planning Area will have available open space within a safe and comfortable walking distance.

**Current Amount of Open Space:**

- The percentage of land in open space use is slightly higher than the average for all planning areas (see Data Table, Line 5).
- Park acreage of 2.03 acres per 1,000 residents is below the City overall standard of 3.0 acres per 1,000.

**Discussion**

The Central Planning Area has a larger percentage of land in residential use than the average for all planning areas. Due to the high proportion of multi-family units, residential density is also above average.

The number of park acres per 1,000 residents is below the City standard (2.03 versus 3.00). The amount of open space in the planning area is slightly above the average. The Central Planning Area is essentially divided into several distinct areas by the downtown and streets with high traffic volume. Castro Street and Shoreline Boulevard act as north-south divisions and California Street as an east-west division. All these various areas are well served by a variety of different park types, including four mini-parks (one undeveloped), and five neighborhood parks (two of which are joint City / school sites). Rengstorff Park is also located immediately adjacent, and accessible, to a portion of the Central Planning Area.

**Recommendations**

- Develop Mariposa Avenue / West Dana Street as a mini-park.
- Retain the four City-owned parcels on South Shoreline Boulevard that are zoned as visual open space, and develop a conceptual plan for landscaping the parcels.

**Planning Area Data Table**

Line #	Description	Central Planning Area	Citywide Average (excluding North Bayshore)
1	2006 Population estimated	11,201	7,913
2	2006 Population Under 19 estimated (% of Total)	1,993 (17.8 %)	1,424 (18 %)
3	Size (Acres)	783	648
4	Residential Acres (% of Area)	Multi-Family 195 acres (25%)	Multi-Family 180 acres (21%)
		Single-Family 264 acres (34%)	Single-Family 197 acres (23%)
		Total 459 acres (59%)	Total 376 acres (44%)
5	Open Space Acres (% of Area)	22.40 (2.9%)	20.74 (2.8%)
6	Residential Density (# Persons per residential acre)	24	21
7	Open Space Acres per 1,000 Residents	2.00	3.00 City Standard <sup>1</sup>

<sup>1</sup>The overall City standard of providing at least 3.0 acres of open space per 1000 residents is based on the City's land dedication ordinance (refer to Appendix 6)

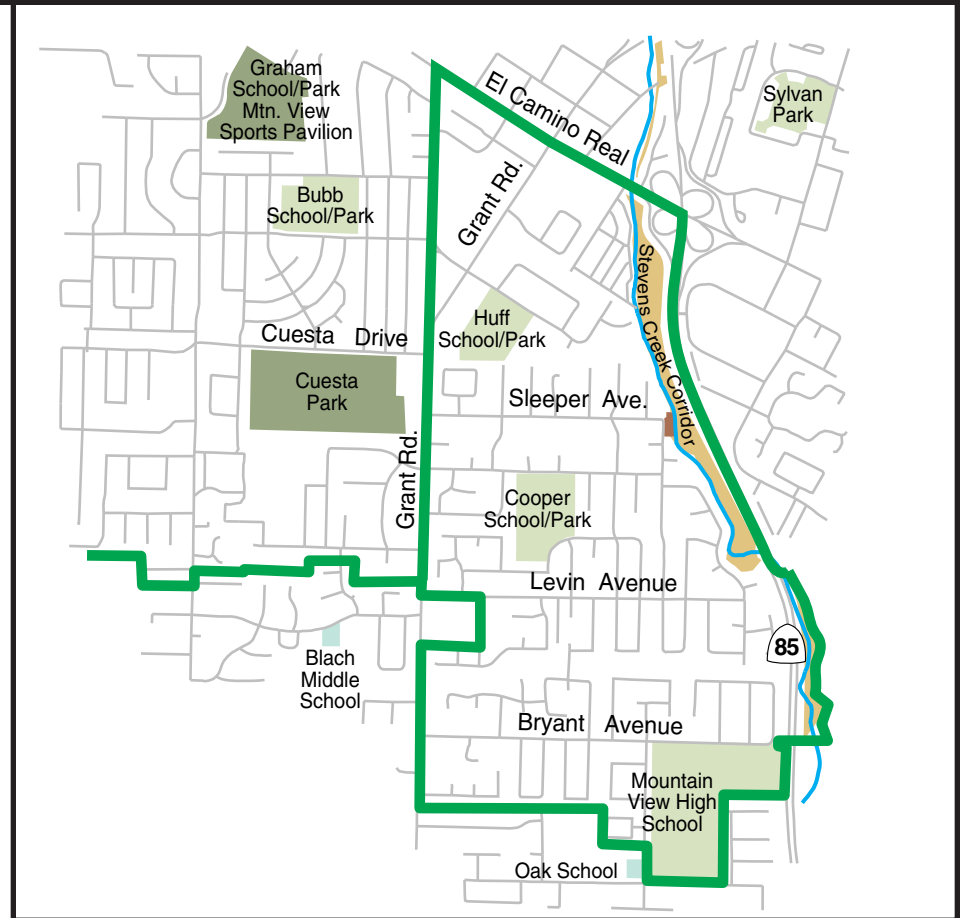


# GRANT AREA

The Grant Planning Area generally comprises the southeast portion of the City and is bounded by El Camino Real, Highway 85, the Los Altos border and Grant Road. The area is 669 acres in size, the sixth largest of the planning areas, and consists primarily of single-family residential uses.

## Existing Facilities

This area is served primarily by parks and open space located at three school sites: Cooper and Huff Elementary Schools and Mountain View High School. Cooper is a closed school site currently occupied by preschool and other community uses. The field facilities at both Huff and Cooper, as well as the tennis courts and playground at Cooper, are maintained by the City. The City owns one-half of the Cooper site, but Huff and Mountain View High are owned solely by the School Districts. Furthermore, the City does not have an agreement with the High School District for shared use of Mountain View High as a park. It functions as an informal public open space only. Activities at the other sites include soccer, softball and playground programs. This area also has close



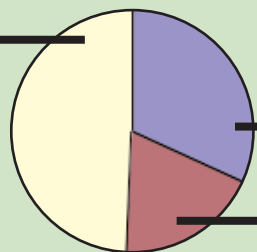
access to Cuesta Park, as well as Oak Elementary School in Los Altos. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the Grant Planning Area.

## Other Open Space

A .40-acre parcel of open space owned by the City is located at the corner of Sleeper and Franklin Avenues, adjacent to Stevens Creek along Highway 85. (The Santa Clara Valley Water District also owns open space at this site.) Additionally, the City owns a 18.62-acre area adjacent to Stevens Creek, which runs along the east side of the planning area. When completed, Stevens Creek Trail will be a valuable link to adjacent planning areas and additional open space.

## Grant Area Park Facilities

Mountain View  
High School  
16.86 acres



Cooper Park  
11.01 acres (neighborhood)

Huff School/Park  
6.5 acres (neighborhood)

## Criteria Assessment

The following assessment is based on the criteria presented and described earlier in this Plan. These criteria are

used to help determine the open space needs of the Grant Planning Area.

#### Proportion of Land in Residential Use:

- The Grant Planning Area is primarily residential in nature (see Planning Area Data Table below, Line 4).

#### Residential Density:

- The residential density is lower than the average for all planning areas (see Data Table, line 6).

#### Proportion of Multi-Family Housing:

- More of the residential acreage in the area is devoted to single-family

homes than to multi-family homes (see Data Table, Line 4).

#### Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are: Grant Road, Highway 85, Phyllis Avenue and El Camino Real (see map in Appendix 10).
- One small group of homes and apartments, located along Phyllis Avenue and Pamela Drive (near El Camino Real), is not within one-half mile walking distance of a public

park or open space facility without crossing a major traffic barrier (see map in Appendix 10). The housing in this area is primarily low-density apartments and duplexes.

#### Current Amount of Open Space:

- The percentage of land in open space use is above average for all planning areas (see Data Table, Line 5).
- Park acreage of 6.48 acres per 1,000 residents exceeds the City overall standard of 3 acres per 1,000 residents.

## Discussion

The Grant Planning Area is above average in the amount of residential area and is mostly large-lot, single-family homes with only a small percentage of multi-family units. Accordingly, residential density is well below the City-wide average. The park acreage per 1,000 residents exceeds the City standard (6.48 versus 3.00). The open space at Mountain View High School is included in this figure. Currently, the City does not have an agreement with the High School District for joint use of the open space at this school. Due to the after school use of the fields and other facilities for school programs, public access to the open space is limited. If the open space at Mountain View High School is not considered, the number of open space acres in the Grant Planning Area is reduced from 34.37 acres to 17.51 acres (representing 2.6% of the planning area rather than 5.1%). Accordingly, the park acreage per 1,000 residents is reduced from 6.48 acres to 2.88 acres, which is below the City standard. Because the majority of open space in this planning area is owned by the School Districts (85%), availability of open space in the Grant area could be limited by changing school district circumstances. School uses and needs would prevail over open space use.

**Planning Area Data Table**

Line #	Description	Grant Planning Area	Citywide Average (excluding North Bayshore)
1	2006 Population estimated	5,334	7,913
2	2006 Population Under 19 estimated (% of Total)	1,061 (19.9 %)	1,424 (18 %)
3	Size (Acres)	669	648
4	Residential Acres (% of Area)	Multi-Family 31 acres (5%)  Single-Family 430 acres (64%)  Total 461 acres (69%)	Multi-Family 180 acres (21%)  Single-Family 197 acres (23%)  Total 376 acres (44%)
5	Open Space Acres (% of Area)	34.37 (5.1%)	20.74 (2.8%)
6	Residential Density (# Persons per residential acre)	12	21
7	Open Space Acres per 1,000 Residents	6.48	3.00 City Standard <sup>1</sup>

<sup>1</sup>The overall City standard of providing at least 3.0 acres of open space per 1000 residents is based on the City's land dedication ordinance (refer to Appendix 6)



The Grant Planning Area is not considered deficient in parks or open space and all portions of the area, except one, have safe and comfortable access to a park or school. However, the large amount of land owned by the School Districts increase the need for other open space opportunities. There is a small, undeveloped parcel of open space at the corner of Sleeper and Franklin Avenues. It is a valuable addition to the neighborhood and should be preserved for open space use.

The extension of the Stevens Creek Trail into the Grant Planning Area would provide the ability for residents to connect to other parks located along the trail, and to enjoy the large open space

area owned by the City through which a portion of the trail would pass. This 18.62-acre City-owned area adjacent to the creek is valuable open space. The widest portion of the area, where cherry trees donated from Mountain View's Japanese sister city, Iwata, are located, should be made available to the public for open space use and enjoyment.

The small area that does not have safe and comfortable access to a park is located along Phyllis Avenue and Pamela Drive. A safe and convenient crossing on Phyllis Avenue would provide this area with access to Bubb School/Park in the adjacent Miramonte Planning Area.

## Recommendations

- If possible, develop an agreement with the Mountain View-Los Altos High School District for joint use of the open space at Mountain View High School for public use.
- Preserve open space at Sleeper and Franklin Avenues.
- Provide access to the City-owned open space located along Stevens Creek.
- Provide a safe and convenient crossing on Phyllis Avenue to allow access to Bubb School/Park from the small residential area located on the east side of Phyllis Avenue.



Cooper Park

# MIRAMONTE AREA

The Miramonte Planning Area is bounded by El Camino Real, Grant Road, the Los Altos border and Springer Road. It is the third largest planning area with 953 acres and is primarily residential in character.

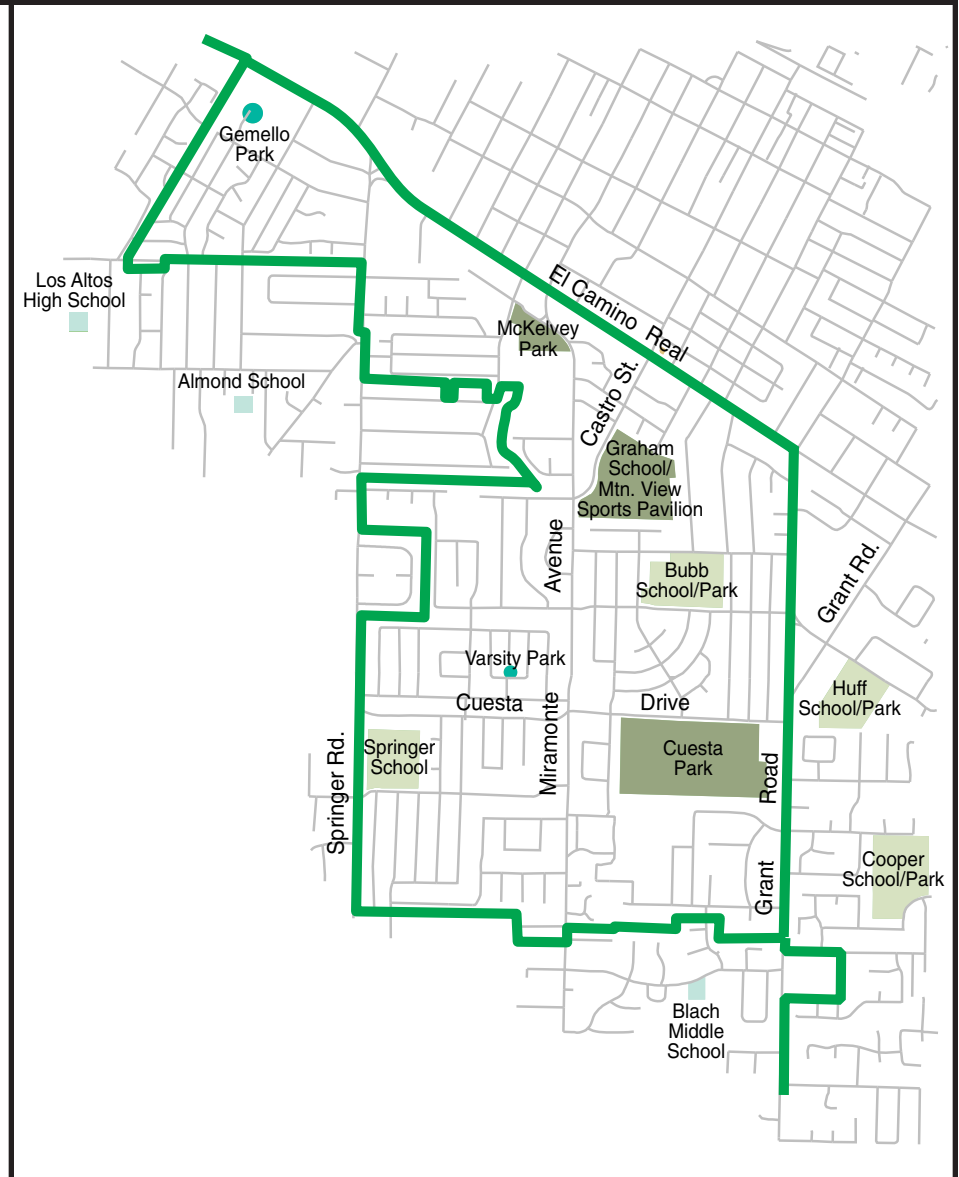
## Existing Facilities

This area is served by open space at three school sites: Bubb and Springer Elementary and Graham Middle School. A good portion of Bubb and all of Graham and Springer are owned by the School Districts (Springer School is in the Los Altos Elementary School District). The City maintains the open space at Bubb School and Graham Middle School. The recently completed Graham Reservoir and Sports Complex project resulted in the formation of an agreement with the Mountain View Whisman School District for use of Graham as a joint school/park.

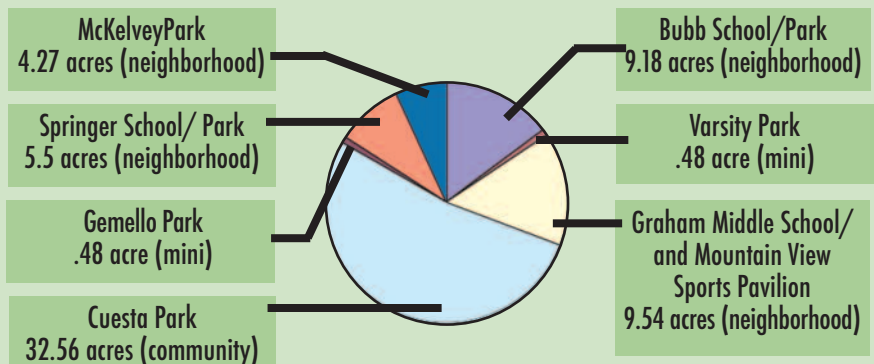
Other open space in the area includes Gemello and Varsity mini-parks, McKelvey neighborhood park, Cuesta community park and Annex, and the Mountain View Sports Pavilion, located at Graham school. Activities include soccer, baseball, football, softball, basketball, volleyball, dance, martial arts, tennis and recreation playground programs. The pie chart below and the table in Appendix 9 provide additional information about park facilities in the Miramonte Planning Area.

## Other Open Space

Almond Elementary School and Los Altos High School, located in the City of Los Altos, also provide nearby open space opportunities.



## Miramonte Area Park Facilities





## Criteria Assessment

The following assessment is based on the criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the Miramonte Planning Area.

### Proportion of Land in Residential Use:

- The Miramonte Planning Area is primarily residential in nature (see Planning Area Data Table below, Line 4).

### Residential Density:

- Residential density is lower than the average for all planning areas (see Data Table, Line 6).

### Proportion of Multi-Family Housing:

- More of the residential acreage in the area is devoted to single-family homes than to multi-family homes (see Data Table, Line 4).

### Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are: Miramonte Avenue, a portion of Cuesta Drive,

Grant Road, El Monte Road and El Camino Real (see map in Appendix 10).

- One area, about one-quarter square mile in size (bordered by El Camino Real, Castro Street, and Miramonte Avenue), is not within a one-half-mile walking distance of a park or open space facility without having to cross major traffic barriers (see map in Appendix 10). The housing in this area is primarily older, single-family homes and duplexes.

### Current Amount of Open Space:

- The percentage of land in open space use is above the average for all planning areas (see Data Table, Line 5).
- Park acreage of 6.6 acres per 1,000 residents exceeds City overall standard of 3.0 acres per 1,000 residents.

## Discussion

The Miramonte Planning Area has a larger percentage of land in residential use than the average for all planning areas. The area consists mostly of large-lot, single-family homes, with only a small percentage of multi-family units. As a result, residential density is below average.

The area is well served by a variety of open space, including one neighborhood park, one joint school / park, one school site, the newly renovated Graham Reservoir and Sports Complex , two mini-parks, one community park, and an indoor sports facility.

There is a small pocket of land (bordered by El Camino Real, Castro Street and Miramonte Avenue) that does not meet the safe and comfortable walking distance criteria. Due to its close proximity, and the completed open space renovation, providing a safe access to Graham School from this area would provide a much-needed connection.

**Planning Area Data Table**

Line #	Description	Miramonte Planning Area	Citywide Average (excluding North Bayshore)
1	2006 Population estimated	9,395	7,913
2	2006 Population Under 19 estimated (% of Total)	1,832 (19.5 %)	1,424 (18 %)
3	Size (Acres)	953	648
4	Residential Acres (% of Area)	Multi-Family 96 acres (10%)	Multi-Family 180 acres (21%)
		Single-Family 588 acres (62%)	Single-Family 197 acres (23%)
		Total 684 acres (72%)	Total 376 acres (44%)
5	Open Space Acres (% of Area)	62.01 (5.2%)	20.74 (2.8%)
6	Residential Density (# Persons per residential acre)	14	21
7	Open Space Acres per 1,000 Residents	6.6	3.00 City Standard <sup>1</sup>

<sup>1</sup>The overall City standard of providing at least 3.0 acres of open space per 1000 residents is based on the City's land dedication ordinance (refer to Appendix 6)

Of special note is the vacant City-owned parcel (partially occupied by an old orchard) adjacent to Cuesta Park commonly known as the Cuesta Annex. Recently the Cuesta Annex has undergone a master planning process and is slated to remain open space.

## Recommendations

- Design and construct Cuesta Park Annex consistent with the approved Master Plan.
- Work with Youth Sports Organizations to explore the possibility of converting McKelvey field to synthetic turf.

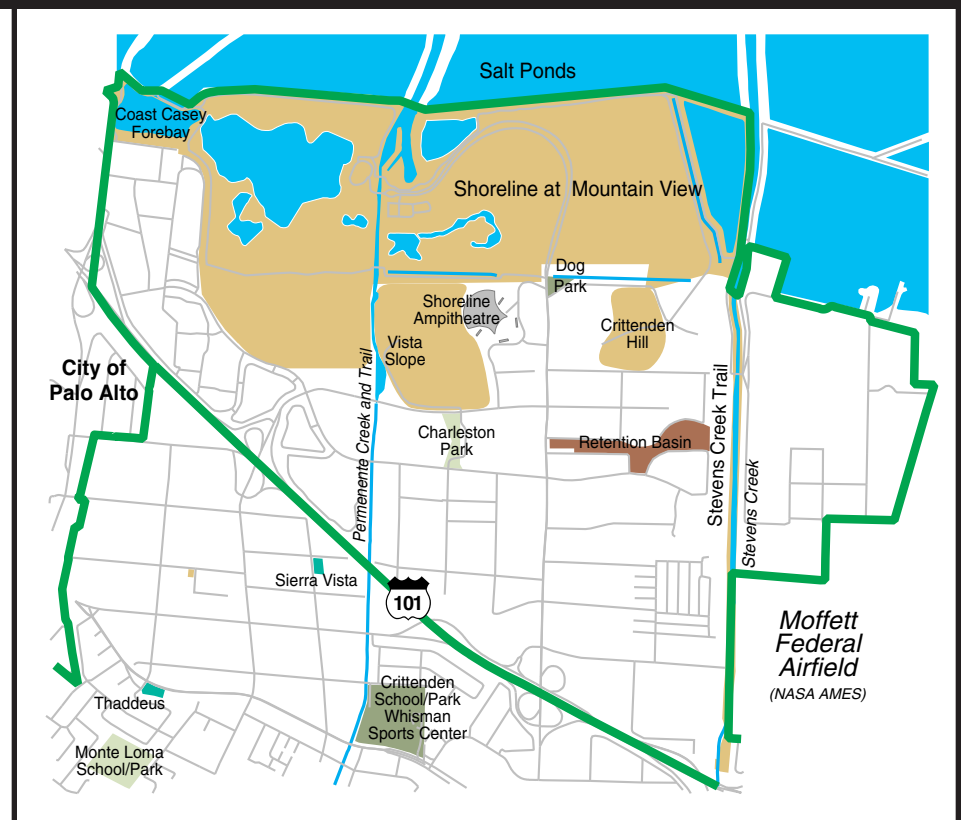
- Collaborate with the Mountain View Whisman School District to provide safe access across Castro Street to Graham Middle School from the residential area bordered by El Camino Real, Castro Street and Miramonte Avenue.

## NORTH BAYSHORE AREA

The North Bayshore Planning Area is bounded by Highway 101, San Francisco Bay, Moffett Airfield and Bayshore Parkway / Terminal Boulevard (Palo Alto border). At 1,889 acres in size, it is the largest planning area in the City.

### Existing Facilities

The North Bayshore Planning Area is composed of numerous open space recreational areas, including Shoreline at Mountain View, Charleston Park, Reach 1 of the Stevens Creek Trail, and a community dog park. Vista Slope, Crittenden Hill and Charleston Slough combine with the original Shoreline at Mountain View park acreage to form the regional open space at Shoreline at Mountain View. There are also two small residential areas. A 360-unit mobile home park is located in the eastern section of the planning area, adjacent to Stevens Creek Trail. Some small-scale apartments and duplexes are located at Moffett Field (but within the City's boundaries) near the intersection of Moffett Boulevard and Highway 101. The pie chart below and the table in Appendix 9 provide



additional information about park and open space facilities in the North Bayshore Planning Area.

The remainder of the area has been widely developed during recent years by leading computer, pharmaceutical and financial investment firms.

Portions of these developments have included recreational open space for employees. The North Bayshore Area is also host to the Shoreline Amphitheatre, a 25,000-seat professional entertainment venue.



## Other Open Space

The North Bayshore Area also features many other natural areas, such as Permanente Creek, Charleston Road Retention Basin and former salt evaporation ponds. These areas serve as habitat and attract a wide variety of wetland species as well as park visitors.

## Criteria Assessment

The following assessment is based on the criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the North Bayshore Planning Area. However, due to the atypical nature of this area with respect to open space and residential acreage, no direct comparison will be made of the North Bayshore Planning Area in relation to the remaining planning areas. Data in the North Bayshore will be discussed individually with respect to its unique characteristics.

### Proportion of Land in Residential Use:

- The North Bayshore Planning Area consists primarily of industrial and regional open space uses. Shoreline at Mountain View and associated

open space and the Shoreline Amphitheatre account for over one-half of the land area. While there are relatively few permanent residents, the daytime population swells due to the high concentration of industrial uses in the planning area.

- There is a small mobile home park located adjacent to Stevens Creek Trail about 37 acres in size. This residential pocket accounts for about 2% of the area (see Planning Area Data Table, line 4).
- A small pocket of military housing within the Mountain View City limits is located at Moffett Field and comprises approximately 40 units.

### Residential Density:

- Residential density is high for the North Bayshore Planning Area due to the mobile home park located within the planning area boundaries. Dense development is common for mobile home parks (see Data Table, Line 6).

### Proportion of Multi-Family Housing:

- There are only multi-family housing units in the North Bayshore Area.

### Availability of Open Space

### Within a Safe and Comfortable Walking Distance:

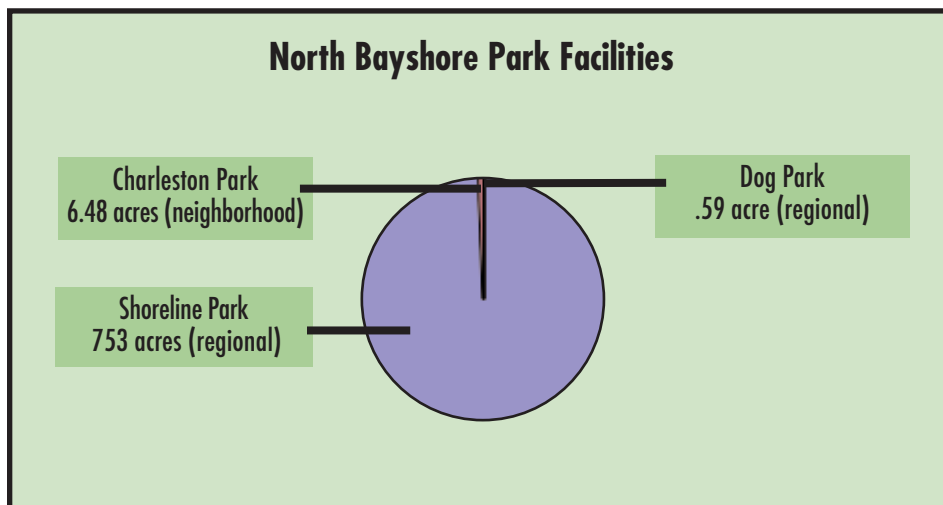
- Major traffic barriers are: Highway 101, Shoreline Boulevard, Charleston Road and Amphitheatre Parkway (see map in Appendix 10).
- The mobile home park is not within one-half-mile walking distance to a park facility or without having to cross Shoreline Boulevard, considered to be a major traffic barrier (see map in Appendix 10). With 360 units at the mobile home park, the area is high density, even though it comprises only 2% of the planning area.

### Current Amount of Open Space:

- There is a large amount of open space in this planning area due to the substantial size of Shoreline at Mountain View (see Data Table, line 5). Regional open space from Stevens Creek Trail is also included.
- Park acreage of 1,063.14 acres<sup>3</sup> per 1,000 residents is an anomaly as the number of residents in the planning area is very low, and the total open space acreage is very high.

## Discussion

The North Bayshore Planning Area is unique among Mountain View's planning areas in that its acreage is almost equally divided between high-technology industrial and open space uses. These uses serve not only Mountain View residents and employees of these local firms, but also a wide regional audience. Since this area serves as the main repository of the City's open space acreage, and the trail head for Stevens Creek Trail, the improvement of the



<sup>3</sup> Does not include Salt Ponds, Permanente Creek, or Charleston Road Retention Basin

open space resources in the North Bayshore Area should be completed according to the various planning documents adopted for the area.

While the mobile home park does not have easy access to nearby Charleston Park (it is well over one-half mile away and Shoreline Boulevard presents a traffic barrier), there is direct access to the Stevens Creek Trail. The trail head at the end of La Avenida is a short, easy walk from the mobile home park. The trail provides a barrier-free connection directly to Shoreline at Mountain View to the north and Whisman School/Park and Creekside Park to the south. Therefore, the North Bayshore Planning Area is not considered deficient in open space.

## Recommendations

- Explore the development of athletic fields.
- Complete the landscape element of the Vista Slope open space area and adjacent section of Permanente Creek Trail.

## Planning Area Data Table

Line #	Description	North Bayshore Planning Area
1	2006 Population estimated	738 <sup>1</sup>
2	2006 Population Under 19 estimated (% of Total)	156 <sup>1</sup> (21 %)
3	Size (Acres)	1,889
4	Residential Acres (% of Area)	Multi-Family 37 acres (2%)  Single-Family 0 acres (0%)  Total 37 acres (2%)
5	Open Space Acres (% of Area)	784.60 (41.5%)
6	Residential Density (# Persons per residential acre)	19 <sup>1</sup>
7	Open Space Acres per 1,000 Residents	1063.14 <sup>2</sup>

<sup>1</sup> 2000 census data indicates 790 housing units for this census area. Four hundred (400) of those units are located inside City of Mountain View boundaries. The remaining units are indicated as being located outside the City boundaries. Community Development staff have researched the situation and concluded that this housing was likely related to Moffett Field and its inclusion in the City of Mountain View was made in error. Therefore, the population and other data figures were adjusted to reflect only the housing units within the City's boundaries.

<sup>2</sup> Does not include Salt Ponds, Permanente Creek, or Charleston Road Retention Basin.



Shoreline Sailing Lake

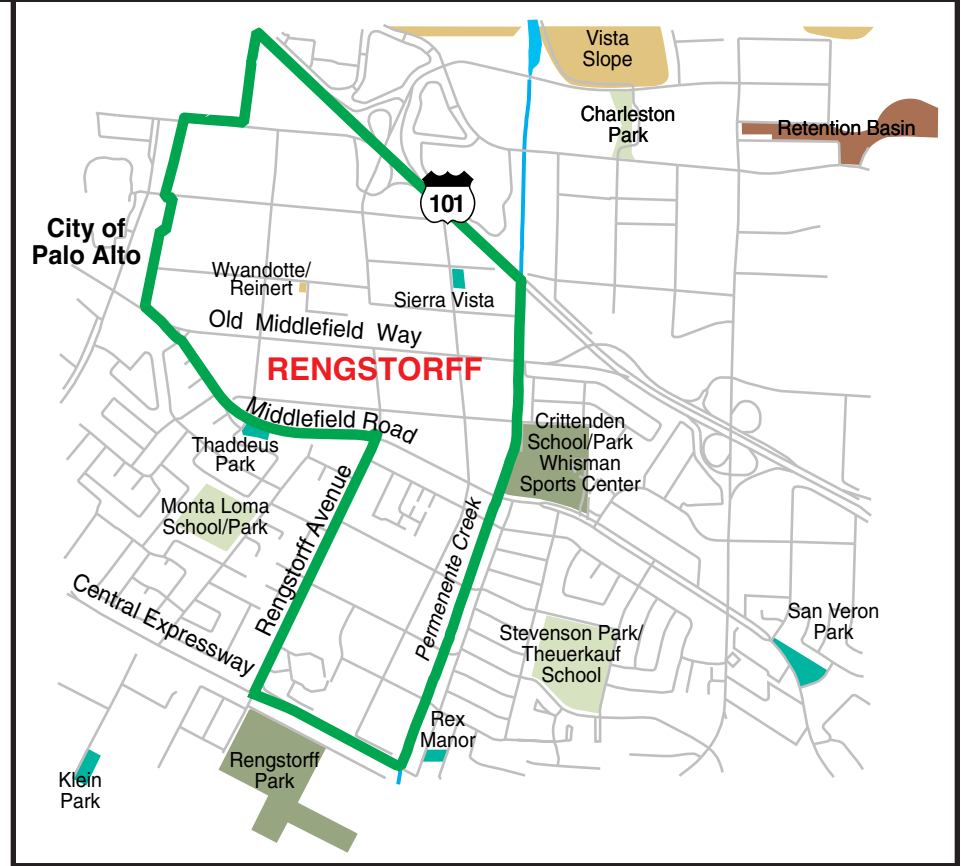


# RENGSTORFF AREA

The Rengstorff Planning Area is on the west side of the City, bounded by Highway 101, Permanente Creek, Rengstorff Avenue, Central Expressway, Middlefield Road, and the Palo Alto city boundary. At 466 acres, it is one of the smallest planning areas.

## Existing Facilities

The Rengstorff Planning Area is a mix of industrial, commercial and residential uses. Sierra Vista Park was dedicated in spring 2008. This mini-park is 0.80 acre and is located at the corner of Sierra Vista Avenue and Plymouth Street. While Sierra Vista Park will be the only public park or open space facility in the planning area, the majority of the residences are located in the southern portion of the area and have access to Crittenden and Stevenson Parks, located in the adjacent Planning Area (Stierlin).



## Other Open Space

There is a small City-owned parcel (.17 acre) at the corner of Wyandotte Street and Reinert Road that has been landscaped and retained as passive open space.

## Criteria Assessment

The following assessment is based on the criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the Rengstorff Planning Area.

### Proportion of Land in Residential Use:

- The Rengstorff Planning Area is an even mix of residential and commercial/industrial properties (see Planning Area Data Table, next page, Line 4).

### Residential Density:

- Residential density is above the average for all planning areas (see Table, Line 6).

### Proportion of Multi-Family Housing:

- All of the residential area in the Rengstorff area is zoned for multi-family housing. However, there are some single-family units located on parcels zoned for either multi-family or commercial use.

### Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are: Central Expressway, Rengstorff Avenue, Middlefield Road, Old Middlefield Way, San Antonio Road and Highway 101 (see map in Appendix 10).
- There is an approximately five-block area of land bounded by Middlefield

Road, Old Middlefield Way and Rengstorff Avenue that is not within a one-half-mile walking distance of a park or open space facility without having to cross major traffic barriers (see map in Appendix 10). This five-block area is primarily large, low-rise partment complexes.

- A second, smaller area near the intersection of Wyandotte Street and Rengstorff Avenue is also not within one-half mile walking distance of a park facility (see map in Appendix 10). This area is a mixed development of single-family housing, duplexes, small businesses and light industrial uses.

### Current Amount of Open Space:

- The percentage of land in open space use is below the average for all planning areas (see Table, Line 5).

- Park acreage of 0.13 acre per 1,000 residents is below the City overall standard of 3.0 acres per 1,000.

## Discussion

The Rengstorff Planning Area is above average in both the percentage of land devoted to residential uses and the residential density of the area. The number of park acres per 1,000 residents is well below the City standard (0.13 versus 3.00).

The two areas that are not located within one-half-mile walking distance of a park facility add to the conclusion that this area is not well served by parks and open space. Even though many persons in the southern residential area between Rengstorff Avenue and Farley Street have access to open space in the Stierlin Planning Area at Crittenden and Stevenson Schools and Rex Manor mini-park, the area is still deficient in open space. Ideally, land for a park site would be acquired in the small area between Middlefield Road and Old Middlefield Way. However, it is also possible that the small landscape parcel the City owns at the corner of Wyandotte Street and Reinert Road (North of Old Middlefield Way) could be expanded into a park site with future acquisitions. Whether additional open space is acquired or not, the northern portion of the planning area tends to be isolated from existing park resources due to the presence of traffic barriers. Providing a safe access to Thaddeus Park across Middlefield Road would benefit the neighborhood on the north side of Middlefield Road.

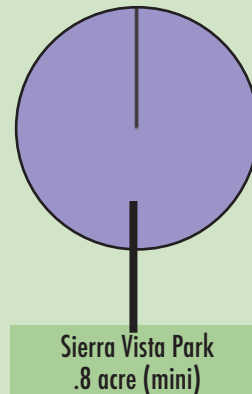
## Recommendations

- Acquire land in the area bounded by Highway 101, Rengstorff Avenue, San Antonio Road and Middlefield Road (preferably adjacent to the

City-owned parcel at the corner of Wyandotte Street and Reinert Road) for development of a mini-park.

- Improve access to Thaddeus Park in the adjacent Thompson Planning Area through safe street crossings and other techniques.
- Improve access across Central Expressway to Rengstorff Park from the Rengstorff Planning Area.

### Rengstorff Area Park Facilities



### Planning Area Data Table

Line #	Description	Rengstorff Planning Area	Citywide Average (excluding North Bayshore)
1	2006 Population estimated	6,153	7,913
2	2006 Population Under 19 estimated (% of Total)	1,163 (19%)	1,424 (18.9%)
3	Size (Acres)	466	648
4	Residential Acres (% of Area)	Multi-Family 237 acres (51%)	Multi-Family 180 acres (21%)
		Single-Family 0 acres 0%)	Single-Family 197 acres (23%)
		Total 237 acres (51%)	Total 376 acres (44%)
5	Open Space Acres (% of Area)	0.8 (0.2%)	20.74 (2.8%)
6	Residential Density (# Persons per residential acre)	26	21
7	Open Space Acres per 1,000 Residents	.13	3.00 City Standard <sup>1</sup>

<sup>1</sup>The overall City standard of providing at least 3.0 acres of open space per 1000 residents is based on the City's land dedication ordinance (refer to Appendix 6)



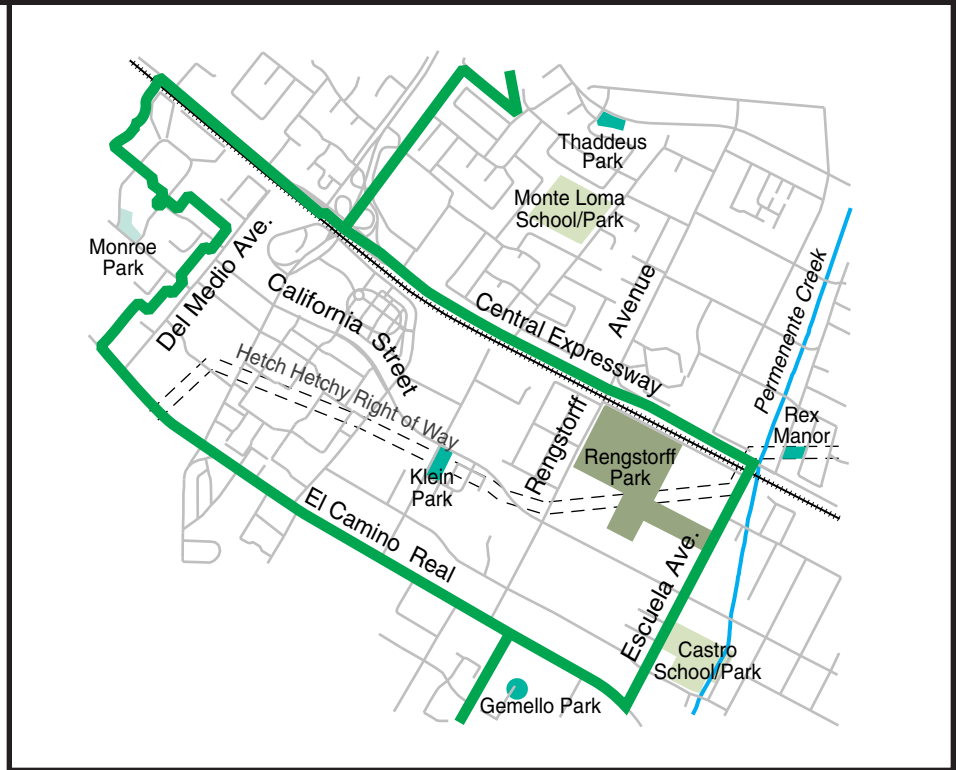
# SAN ANTONIO AREA

The San Antonio Planning Area is in the southwest corner of the City, bounded by Central Expressway, the Palo Alto border, El Camino Real and Escuela Avenue. The Hetch-Hetchy right-of-way runs in an east-west direction through the area. At 506 acres, it is the seventh largest planning area in the City.

## Existing Facilities

Klein Mini-Park and Rengstorff Park are the only two open space facilities located in this planning area. The City recently purchased 0.35 acre of land on Del Medio Avenue for development of a mini-park. Castro School/Park is immediately adjacent in the Central area. Also, Monroe Park in Palo Alto is located near the western-most part of the planning area. Rengstorff Park is one of two large community parks in the City and is heavily used. The park provides both individual and group barbecue and picnic facilities, basketball, volleyball, swimming, children's play areas and informal field sports such as football, soccer and softball.

The City's Community Center building is also located at Rengstorff Park. A wide variety of youth and adult recreation classes and community meetings are held at the facility. Activities at Klein Park are primarily basketball and children's play. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the San Antonio Planning Area.



## Other Open Space

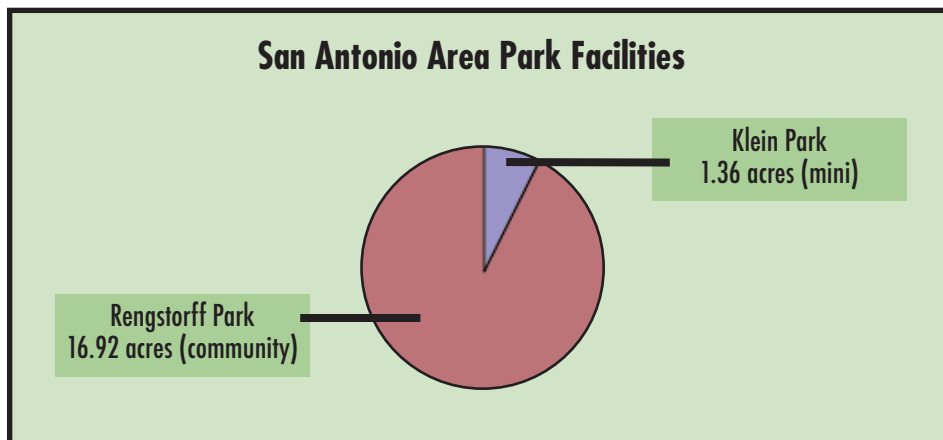
There is a community garden (for use by seniors) located on the Hetch-Hetchy right-of-way near the corner of Escuela and Crisanto Avenues. The small open space area located between the Senior Center on Escuela Avenue and Rengstorff Park has been identified as the location for a new child-care facility.

## Criteria Assessment

The following assessment is based on criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the planning area.

### Proportion of Land in Residential Use:

- The San Antonio Planning Area includes some office buildings and extensive commercial areas, including a large shopping district. Half of



the area is residentially zoned (see Planning Area Table below, Line 4).

- The residential areas are heavily multi-family, with only small pockets of single-family homes (see Table, Line 4).

#### Residential Density:

- Residential density is by far the highest of any planning area (see Table, Line 6).

#### Proportion of Multi-Family Housing:

- There are a greater number of multi-family housing units in the San

Antonio area as compared to single-family units (see Data Table, Line 4).

#### Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers, including California Street, Central Expressway, El Camino Real, Rengstorff Avenue and San Antonio Road, divide the area and make access to open space facilities difficult (see map in Appendix 10).
- With the recent purchase of land in the Del Medio neighborhood (located between San Antonio Road

and the Palo Alto border) for future development of a mini-park, the entire Del Medio neighborhood will have available open space within a safe and comfortable walking distance once the park is built.

- A large area bordered by San Antonio Road, California Street, Rengstorff Avenue and Central Expressway is also not within one-half-mile walking distance of any parks or open space facilities without having to cross major traffic barriers (see Map, Appendix 10). Although there is some new housing in this area, the majority is small-lot, single-family units and high-density, multi-family complexes with some duplexes.

**Planning Area Data Table**

Line #	Description	San Antonio Planning Area	Citywide Average (excluding North Bayshore)
1	2006 Population estimated	13,689	7,913
2	2006 Population Under 19 estimated (% of Total)	2,368 (17.3 %)	1,424 (18 %)
3	Size (Acres)	506	648
4	Residential Acres (% of Area)	Multi-Family 222 acres (44%)	Multi-Family 180 acres (21%)
		Single-Family 29 acres (6%)	Single-Family 197 acres (23%)
		Total 251 acres (50%)	Total 376 acres (44%)
5	Open Space Acres (% of Area)	18.28 (3.6%)	20.74 (2.8%)
6	Residential Density (# Persons per residential acre)	55	21
7	Open Space Acres per 1,000 Residents	1.36	3.00 City Standard <sup>1</sup>

<sup>1</sup>The overall City standard of providing at least 3.0 acres of open space per 1000 residents is based on the City's land dedication ordinance (refer to Appendix 6)

#### Current Amount of Open Space:

- The percentage of land in open space use is above the average for all planning areas (see Table, Line 5).
- Park acreage of 1.34 acres per 1,000 residents is below the City overall standard of 3.0 acres per 1,000 residents.

#### Discussion

One-half of the San Antonio Planning Area is devoted to residential uses. However, multi-family units are the primary type of residence, with several buildings multiple stories in height. As a result, the density of the residential areas is high compared to the average. While the percentage of open space located in the area is above average, it is concentrated in the eastern section of the planning area as Rengstorff Park represents 95 percent of the total park land located here.

Given the large number of multi-family units, the large area bounded by San Antonio Road, California Street, Rengstorff Avenue and Central Expressway which is isolated from City open space facilities and the fact that the open space standard is not



met, there is a need to acquire additional open space in the San Antonio Planning Area. Improved access across Rengstorff Avenue to Rengstorff Park is greatly needed for those residents living in the north of California Street area in the identified deficient area. Currently, many Rengstorff Avenue crossings are made mid-block without benefit of a crosswalk or signal.

Rengstorff Park is a heavily used community park and accounts for 93% of the open space located in the San Antonio Planning Area. Therefore, the park is very important to the surrounding neighborhoods as well as the community as a whole. Recently, the park

has undergone renovation, including new lighting, improved barbecue and picnic facilities, and new playground and tot lot equipment. Renovation should be continued in order to ensure that the park continues to function well given the heavy use.

## Recommendations

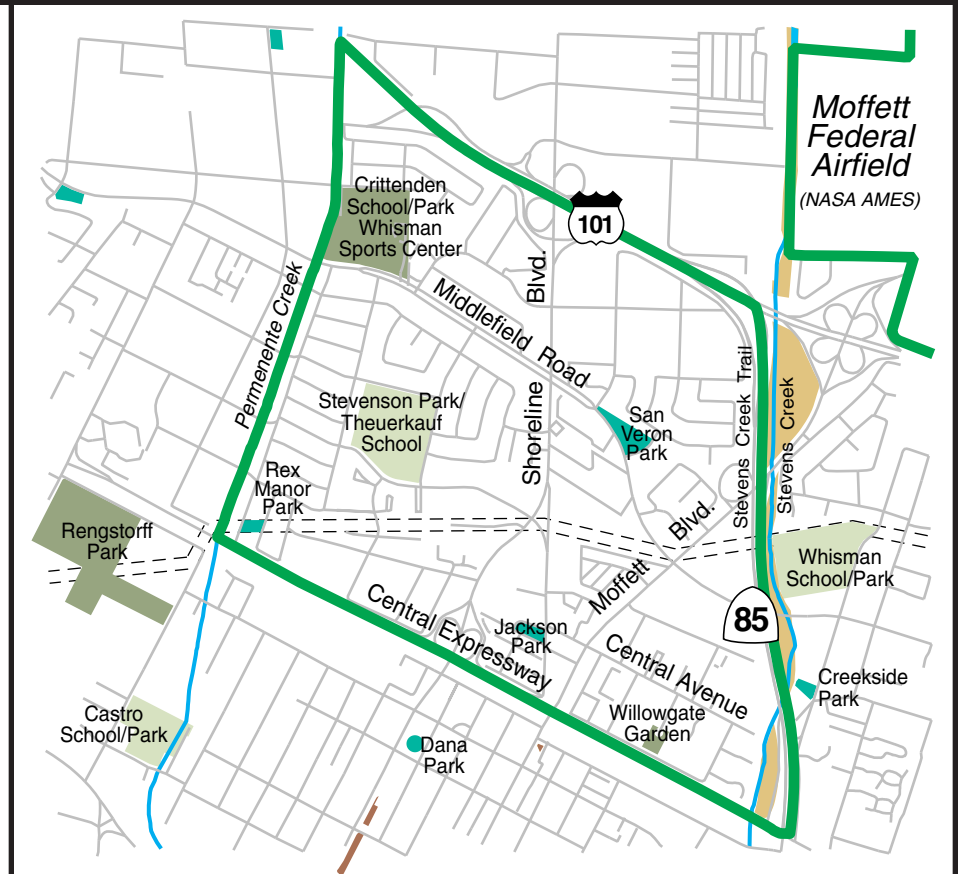
- Acquire land in the midsection of the San Antonio Planning Area for development of a mini-park, preferably on the north side of California Street between Showers Drive, Central Expressway and Rengstorff Avenue. (see map in Appendix 11).
- Develop the Del Medio site as a mini-park.
- Provide a safer and improved crossing of Rengstorff Avenue to increase the accessibility of Rengstorff Park to those persons living on the west side of Rengstorff Avenue, north of California Street.
- Improve access to new parks at the Mayfield Mall site.
- Continue the renovation of Rengstorff Park.

## STIERLIN AREA

The Stierlin Planning Area is in the north-central portion of the City, bounded by Highway 101, Highway 85, Central Expressway and Permanente Creek. It is a diverse area that includes residential, industrial and commercial areas. At 753 acres, this is the fifth largest planning area in the City.

### Existing Facilities

Open space and recreation facilities within this planning area include Rex Manor, San Veron and Jackson Mini-Parks, Stevenson School/ Park, Crittenden Middle School and Athletic Fields, and the Whisman Sports Center. In addition to general public use, the sites are used for youth softball, football and soccer; adult soccer, softball and Frisbee and recreation playground programs. A portion of the park area at



Stevenson Park (Theuerkauf School) and all of the area at Crittenden School are owned by the Mountain View Whisman School District but maintained by the City. The table in Appendix 9 provides additional information about park facilities in the Stierlin Planning Area.

### Other Open Space

The Hetch-Hetchy right-of-way runs in an east-west direction through the lower portion of the area. The 3/4-acre Willowgate Community Garden is a resource for the entire City but is open only to those who have obtained garden plots. Eighty-four (84) garden plots are leased to Mountain View residents on an annual basis. Therefore, it is not figured into the total park and open space resources for the Stierlin Planning Area.

### Criteria Assessment

The following assessment is based on criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the planning area.

#### Proportion of Land in Residential Use:

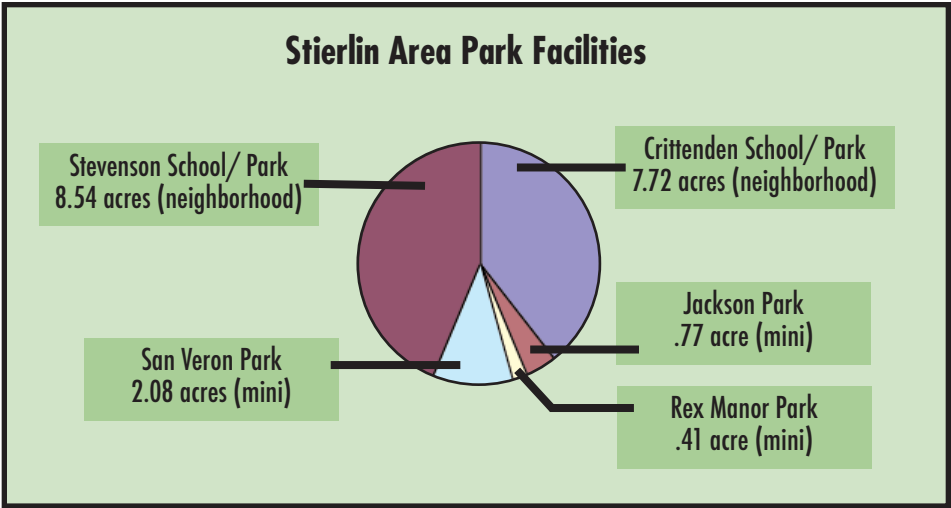
- The Stierlin Planning Area is a mix of residential, business and industrial uses (see Planning Area Data Table, Line 4).

#### Residential Density:

- The residential density is below the average for all planning areas (see Table, Line 6).

#### Proportion of Multi-Family Housing:

- More of the residential acreage in the area is devoted to multi-family homes than to single-family homes (see Data Table, Line 4).



### Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are: Highway 101, Highway 85, Central Expressway, Middlefield Road, Moffett Blvd, Shoreline Boulevard and Old Middlefield Way (see map in Appendix 10).
- A large residential area (approximately 12 blocks in size), bordered by Highway 85, Central Expressway, Moffett Boulevard and Middlefield Road, is not within one-half-mile walking distance of a park or open space facility without having to cross major traffic barriers. This area is primarily modern two- and three-story apartment complexes with some older, smaller, single-family homes and duplexes mixed in. The area has large trees, wide dead-end streets and plenty of off-street parking.

#### Current Amount of Open Space:

- The percentage of land in open space use is below the average for all planning areas (see Table, Line 5).
- Park acreage of 2.20 acres per 1,000 residents is below the City overall standard of 3.0 acres per 1,000 residents.

### Discussion

The Stierlin Planning Area has a larger percentage of land in residential use than the average for all planning areas. There is more multi-family zoning than single-family. Residential density is below average.

The area is served by three mini-parks and two neighborhood parks (one of which is a school and the other adjacent to and combined with a school property). The Willowgate Community Garden provides additional open space, but is only open to those persons in Mountain View who have been assigned a garden plot. For that reason, the garden is not included in the calculation determining the amount of open space available in this planning area.

The amount of open space in the planning area is below average. Because the vast majority of open space in this planning area is owned by the school district, availability of open space in the Stierlin Planning Area could be limited by changing school district circumstances. School uses and needs would prevail over open space use.



Although there is a large area that is not located within one-half-mile walking distance of a park or open space facility, there is direct access to Stevens Creek Trail, which provides easy access (by foot and bicycle) to Creekside Park and Whisman School/Park in the Whisman Planning Area.

## Recommendations

- Acquire land in the area bounded by Central Expressway, Moffett Boulevard, Middlefield Road and Highway 85 for development of a mini-park.
- Work with the Mountain View Whisman School District and youth sports organizations to explore the possibility of converting Callahan and Crittenden Fields to synthetic turf.

## Planning Area Data Table

Line #	Description	Stierlin Planning Area	Citywide Average (excluding North Bayshore)
1	2006 Population estimated	8,878	7,913
2	2006 Population Under 19 estimated (% of Total)	1,474 (17.3 %)	1,424 (18 %)
3	Size (Acres)	753	648
4	Residential Acres (% of Area)	Multi-Family 301 acres (40%)	Multi-Family 180 acres (21%)
		Single-Family 186 acres (25%)	Single-Family 197 acres (23%)
		Total 487 acres (65%)	Total 376 acres (44%)
5	Open Space Acres (% of Area)	19.52 (2.6%)	20.74 (2.8%)
6	Residential Density (# Persons per residential acre)	18	21
7	Open Space Acres per 1,000 Residents	2.20	3.00 City Standard <sup>1</sup>

<sup>1</sup>The overall City standard of providing at least 3.0 acres of open space per 1000 residents is based on the City's land dedication ordinance (refer to Appendix 6)



San Veron Park

# SYLVAN-DALE AREA

The Sylvan-Dale Planning Area is in the southeast sector of the City, bounded by Highway 237, Highway 85 and the Sunnyvale border. El Camino Real splits the neighborhood in two: Sylvan Avenue, with mostly single-family residences, and Dale Avenue, with mostly multi-family dwellings. The entire planning area is 376 acres, the second smallest in the City.

## Existing Facilities

Sylvan Park, located on the north side of the planning area, is the major open space area available and is owned by the City. The park is 9.0 acres in size and is widely used by the neighborhood. The park offers horseshoes, tennis courts, group barbecue facilities, children's play area and picnicking. It serves the needs of those residents north of El Camino Real well. Residents south of El Camino Real, however, do not have easy foot or bike access to the park or any other City facility.

## Other Open Space

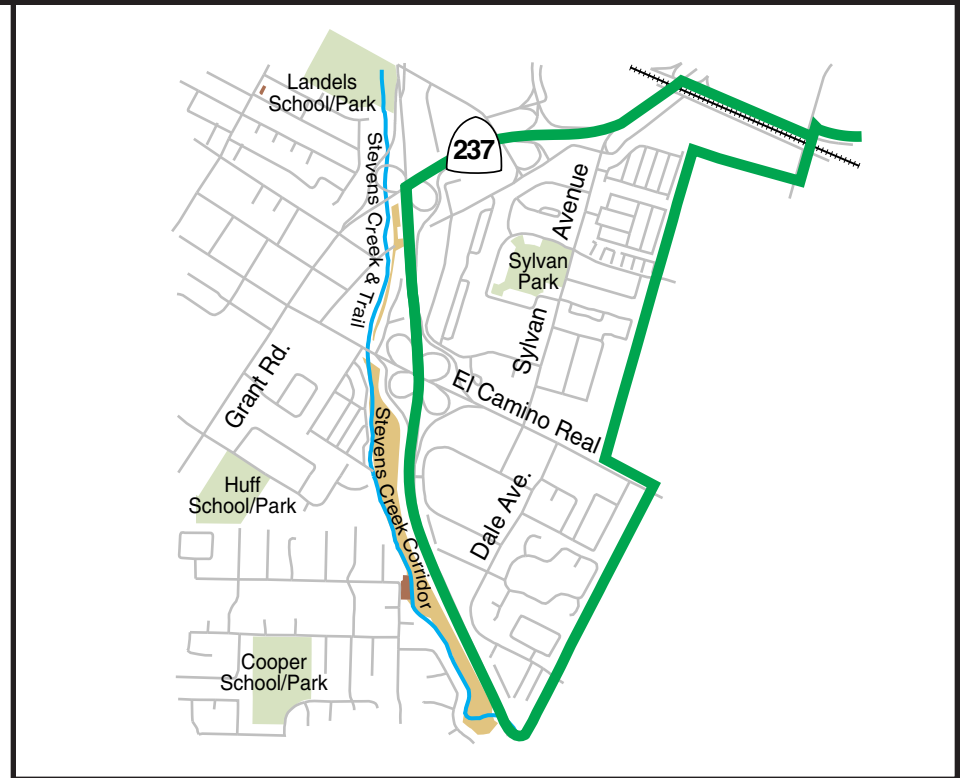
There is no other open space in the Sylvan-Dale Planning Area.

## Criteria Assessment

The following assessment is based on criteria presented and described earlier in this Plan. These criteria are used to determine the open space needs of the planning area.

### Proportion of Land in Residential Use:

- The Sylvan-Dale Planning Area is primarily residential, but includes commercial and light industrial uses



(see Planning Area Data Table on next page, Line 4).

### Residential Density:

- Residential density is slightly below average for all planning areas (see Table, Line 6).

### Proportion of Multi-Family Housing:

- More of the residential acreage in the area is devoted to multi-family homes than to single-family homes (see Data Table, Line 4).

### Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are: Highway 85, El Camino Real and Highway 237 (see map in Appendix 10).
- A large residential area, the Dale Avenue neighborhood, bordered by El Camino Real, Highway 85 and the Sunnyvale border, is not within one-half-mile walking distance of a park or open space facility without

having to cross major traffic barriers (see map in Appendix 10). This area is primarily multi-family units with two single-family housing developments.

### Current Amount of Open Space:

- The percentage of land in open space use is below the average for all planning areas (see Table, Line 5).
- Park acreage of 1.49 acres per 1,000 residents is below the City overall standard of 3.0 acres per 1,000.

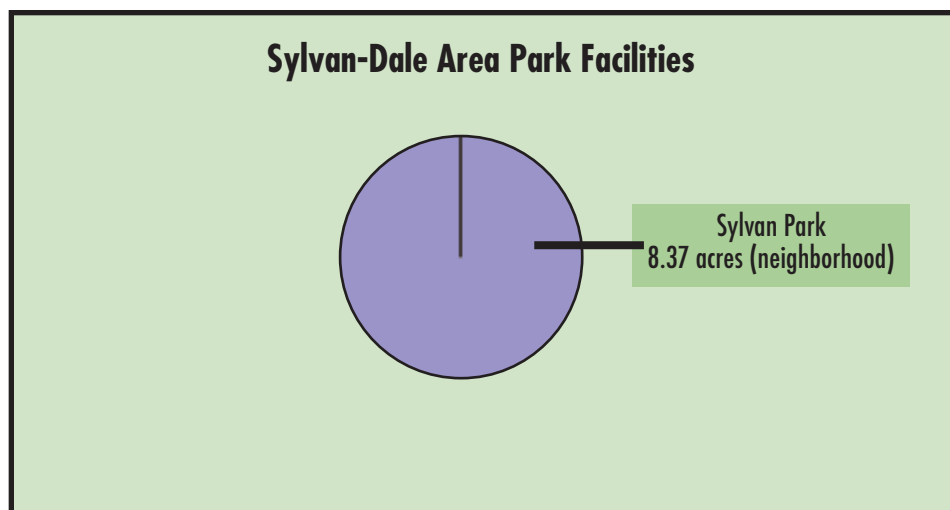
## Discussion

The Sylvan-Dale Planning Area is above average in the percentage of land that is residentially zoned. The residential areas are heavily multi-family and the residential density is slightly below the average. Overall, the area does not meet the City standard for number of acres per 1,000 residents (1.49 acres versus 3.00 acres). Due to the fact that the planning area is divided by El Camino Real,



the neighborhood analysis is unique. The area north of El Camino Real is well served by Sylvan Park with 9 acres of open space. However, the entire southern section of the Sylvan-Dale Planning Area (Dale Avenue) has no access to open space within a one-half-mile walking distance at the present time.

Sylvan Park is developed on land that was purchased by the City from the School District (a closed school site). It should be noted that the sale agreement contains a clause that allows the District to reclaim a 3-acre portion of



the park for the purpose of operating a public school, if ever needed.

Although publicly owned open space in the Dale Avenue portion of the area would be desirable, the neighborhood consists primarily of large apartment complexes and planned-unit single-family developments, all of which provide quality private open space.

Improved access to other City resources is a way to offset the noted deficiencies in this area. In the next few years, the Dale Avenue area will be provided access to Stevens Creek Trail, thereby allowing residents easy access to other parks and facilities along the Trail.

## Recommendations

- Acquire land in the Dale Avenue neighborhood for development of a mini-park.
- Provide access to the City-owned open space located across Highway 85 along Stevens Creek by means of a pedestrian overcrossing.

### Planning Area Data Table

Line #	Description	Sylvan-Dale Planning Area	Citywide Average (excluding North Bayshore)
1	2006 Population estimated	5,634	7,913
2	2006 Population Under 19 estimated (% of Total)	620 (11%)	1,424 (18 %)
3	Size (Acres)	376	648
4	Residential Acres (% of Area)	Multi-Family 190 acres (51%)  Single-Family 88 acres (23%)  Total 278 acres (74%)	Multi-Family 180 acres (21%)  Single-Family 197 acres (23%)  Total 376 acres (44%)
5	Open Space Acres (% of Area)	8.37 (2.2%)	20.74 (2.8%)
6	Residential Density (# Persons per residential acre)	20	21
7	Open Space Acres per 1,000 Residents	1.49	3.00 City Standard <sup>1</sup>

<sup>1</sup>The overall City standard of providing at least 3.0 acres of open space per 1000 residents is based on the City's land dedication ordinance (refer to Appendix 6)

# THOMPSON AREA

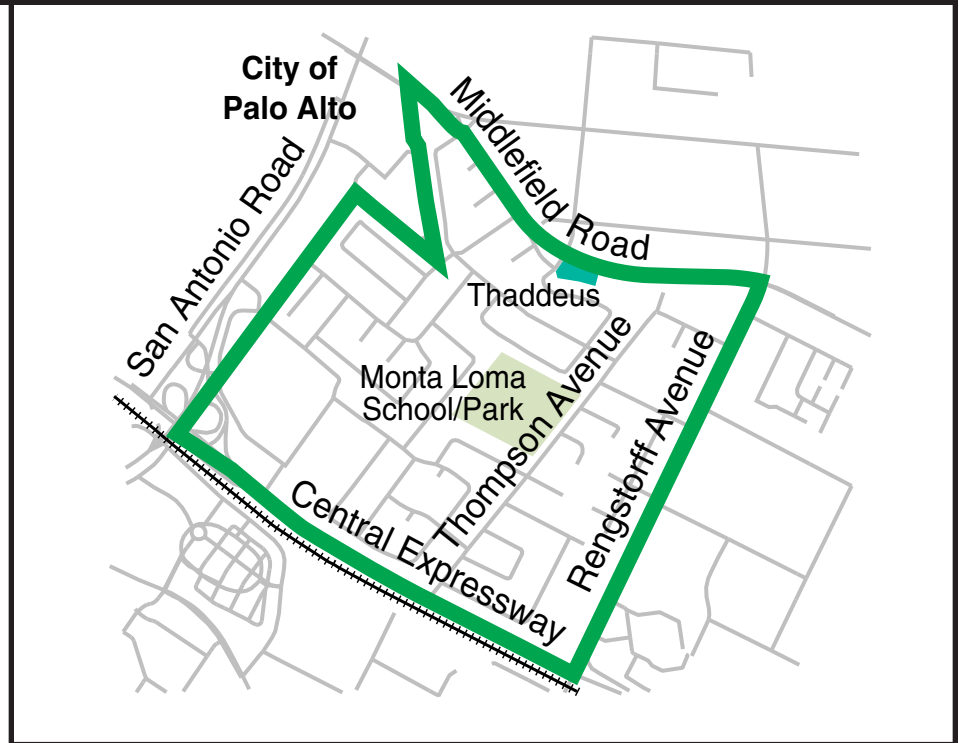
The Thompson Planning Area is on the west side of the City and at 224 acres, is the smallest planning area. It is bounded by Central Expressway, San Antonio Road, Middlefield Road and Rengstorff Avenue.

## Existing Facilities

The Thompson neighborhood is served by Monta Loma School and Thaddeus Mini-Park. Activities available at Monta Loma include Little League and soccer, as well as children's play. Thaddeus accommodates children's play as well as more passive uses. All of the open space at Monta Loma is owned by the Mountain View Whisman School District. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the Thompson Planning Area.

## Other Open Space

There is no other open space in the Thompson Planning Area.



## Criteria Assessment

The following assessment is based on criteria presented and described earlier in this Plan. These criteria are used to help determine the open space needs of the Planning Area.

### Proportion of Land in Residential Use:

- The Thompson Planning Area is mostly residential in nature (see Planning Area Data Table, Line 4).

### Residential Density:

- Residential density is below the average for all planning areas (see Data Table, Line 6).

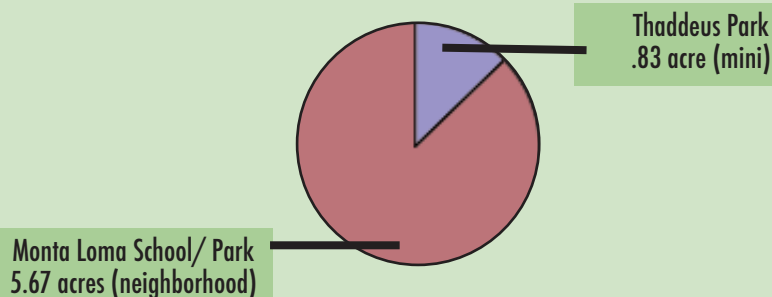
### Proportion of Multi-Family Housing:

- The Thompson area consists mostly of single-family units as compared to multi-family (see Data Table, Line 4).

### Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are the exact borders of the planning area itself. They include: San Antonio Road, Central Expressway, Rengstorff Avenue and Middlefield Road (see map in Appendix 10).

## Thompson Area Park Facilities





- All portions of the Thompson Planning Area are within a one-half-mile walking distance of a park facility.

#### Current Amount of Open Space:

- The percentage of land in open space use is slightly above the average for all planning areas (see Data Table, Line 5).
- Park acreage of 2.56 acres per 1,000 residents is below the City overall standard of 3.0 acres per 1,000 residents.

## Discussion

The Thompson Planning Area has a larger percentage of land in residential use than the average for all planning areas. The number of single family homes is significantly higher than multi-family housing. Therefore, the residential density is below average.

The percentage of open space acres in the planning area is slightly above average; however, the park acreage per 1,000 residents is below the City standard (2.56 acres versus 3.00 acres).

Based on the small size of the planning area, the relatively compact layout of housing units and the presence of Monta Loma School, the area is not considered to be deficient in open space. However, because the majority of open space in this planning area is owned by the school district (87%), access could be limited by changing school district circumstances. School uses and needs would prevail over open space use. The redevelopment of the Mayfield Mall site will add 450 housing units and approximately 3 acres of park land to the Thompson Planning Area.

## Recommendations

- As part of the Mayfield Mall development process, acquire land for development of a neighborhood park.

**Planning Area Data Table**

Line #	Description	Thompson Planning Area	Citywide Average (excluding North Bayshore)
1	2006 Population estimated	2,540	7,913
2	2006 Population Under 19 estimated (% of Total)	544 (21.4%)	1,424 (18 %)
3	Size (Acres)	224	648
4	Residential Acres (% of Area)	Multi-Family 14 acres (6%)  Single-Family 162 acres (72%)  Total 176 acres (78%)	Multi-Family 180 acres (21%)  Single-Family 197 acres (23%)  Total 376 acres (44%)
5	Open Space Acres (% of Area)	6.5 (2.9%)	20.74 (2.8%)
6	Residential Density (# Persons per residential acre)	14	21
7	Open Space Acres per 1,000 Residents	2.56	3.00 City Standard <sup>1</sup>

<sup>1</sup>The overall City standard of providing at least 3.0 acres of open space per 1000 residents is based on the City's land dedication ordinance (refer to Appendix 6)

# WHISMAN AREA

The Whisman Planning Area is in the northeast sector of the City in an area bounded by Highway 101, Highway 85 and Highway 237/Sunnyvale. It is characterized by both residential and industrial development. At 1,100 acres, it is the second largest planning area in the City.

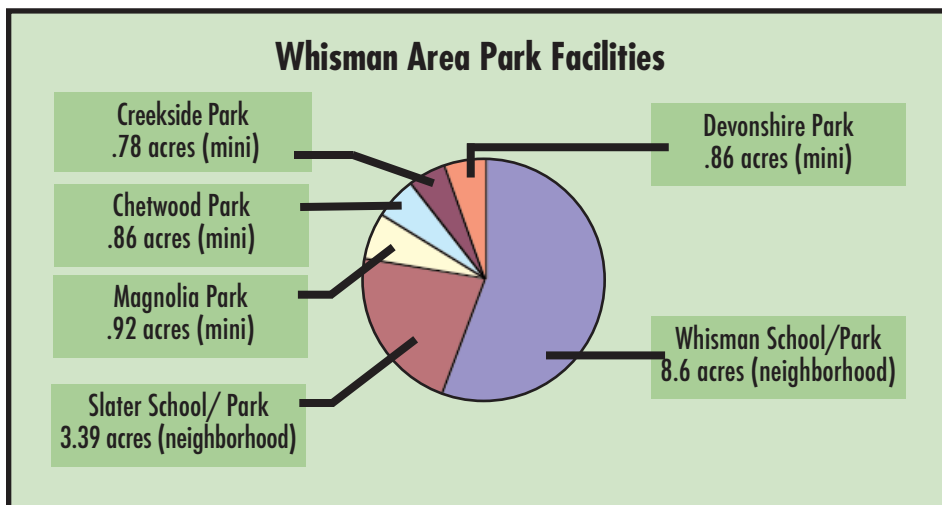
## Existing Facilities

The Whisman Planning Area contains open space at Whisman and Slater Schools. In addition to general community use of these areas, the sites also accommodate youth and adult soccer, baseball and softball, and recreation playground programs. A large portion of the open space at Whisman School and all of the open space at Slater School is owned by the Mountain View Whisman School District. The City has shared-use agreements and maintains the open space at both these sites.



Devonshire Park was dedicated in January 2007 and is one of four mini-parks in the planning area. The Stevens Creek Trail provides recreation opportunities for local

residents and serves as a link to the southern portion of Mountain View. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the Whisman Planning Area.



## Other Open Space

The 6.7-acre Vector Control site located between Highway 85 and Moffett Boulevard may provide future open space potential. The recently constructed Hetch-Hetchy Trail creates a connection from the Middlefield Light Rail Station to the Stevens Creek Trail.



## Criteria Assessment

The following assessment is based on criteria presented and described earlier in this Plan. The criteria are used to help determine the open space needs of the planning area.

### Proportion of Land in Residential Use:

- The Whisman Planning Area is a mix of commercial, industrial and residential uses. (see Planning Area Data Table, Line 4).

### Residential Density:

- Residential density is above the average for all planning areas (see Data Table, Line 6).

### Proportion of Multi-Family Housing:

- More of the residential acreage in the area is devoted to multi-family homes than single-family homes (see Data Table, Line 4).

### Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are: Highway 85, Moffett Boulevard, Middlefield Road, Highway 101, Whisman Road, Ellis Street, Central Expressway, and Highway 237 (see map in Appendix 10).
- All portions of the Whisman Planning Area are located within a one-half-mile walking distance of a park facility.

### Current Amount of Open Space:

- The percentage of land in open space use is below the average for all planning areas (see Data Table, Line 5).
- Park acreage of 1.84 acres per 1,000 residents is below the City overall standard of 3.0 acres per 1,000 residents.

## Discussion

The Whisman Planning Area is below average in the percentage of land that is in residential use. Residential density is above average due to the higher number of multi-family units versus single-family located in this area. The percentage of acres in open space use is below average. Also, the park acreage per 1,000 residents does not meet the City standard (1.84 acres versus 3.00 acres).

All portions of the planning area have safe and convenient access to parks and open space. In addition, the area is well served by a variety of different park types, including two school neighborhood parks and four mini-parks. Also, many of the newer multi-family develop-

**Planning Area Data Table**

Line #	Description	Whisman Planning Area	Citywide Average (excluding North Bayshore)
1	2006 Population estimated	8,393	7,913
2	2006 Population Under 19 estimated (% of Total)	1,753 (21%)	1,424 (18 %)
3	Size (Acres)	1,100	648
4	Residential Acres (% of Area)	Multi-Family 331 acres (30%)  Single-Family 23 acres (2%)  Total 354 acres (32%)	Multi-Family 180 acres (21%)  Single-Family 197 acres (23%)  Total 376 acres (44%)
5	Open Space Acres (% of Area)	15.41 (1.4%)	20.74 (2.8%)
6	Residential Density (# Persons per residential acre)	24	21
7	Open Space Acres per 1,000 Residents	1.84	3.00 City Standard <sup>1</sup>

<sup>1</sup>The overall City standard of providing at least 3.0 acres of open space per 1000 residents is based on the City's land dedication ordinance (refer to Appendix 6)

ments in the Whisman Planning Area provide quality private open space. However, because a large amount of open space in this planning area is owned by the Mountain View Whisman School District (50%), availability of open space in the Whisman Planning Area could be limited by changing school district circumstances. School uses and needs would prevail over open space use. Recently, Slater School was closed and the campus was leased to Google. The neighborhood continues to have access to the playing fields located at the Slater campus; however, access to the blacktop playground area has been reduced.

The 6.7-acre parcel of open space located near the corner of Moffett Boulevard and Leong Drive, commonly known as the County Vector Control site, is located adjacent to Stevens Creek. While it may not be possible for the City to acquire the entire site, other options may be available to gain the benefit of this open space. Partial acquisition, long-term access easements or similar methods that protect the site for a long period of time are desirable. Given the direct proximity of this site to the Stevens Creek Trail, it is considered an important open space asset.

The City is currently conducting a study to determine possible residential use of the area south of Whisman Road. This area consists

of 48 acres of land loosely bounded by Ferguson Drive, Middlefield Road, Whisman Road and Central Expressway. Potential residential development in this area may present an opportunity to acquire land for a neighborhood park.

## Recommendations

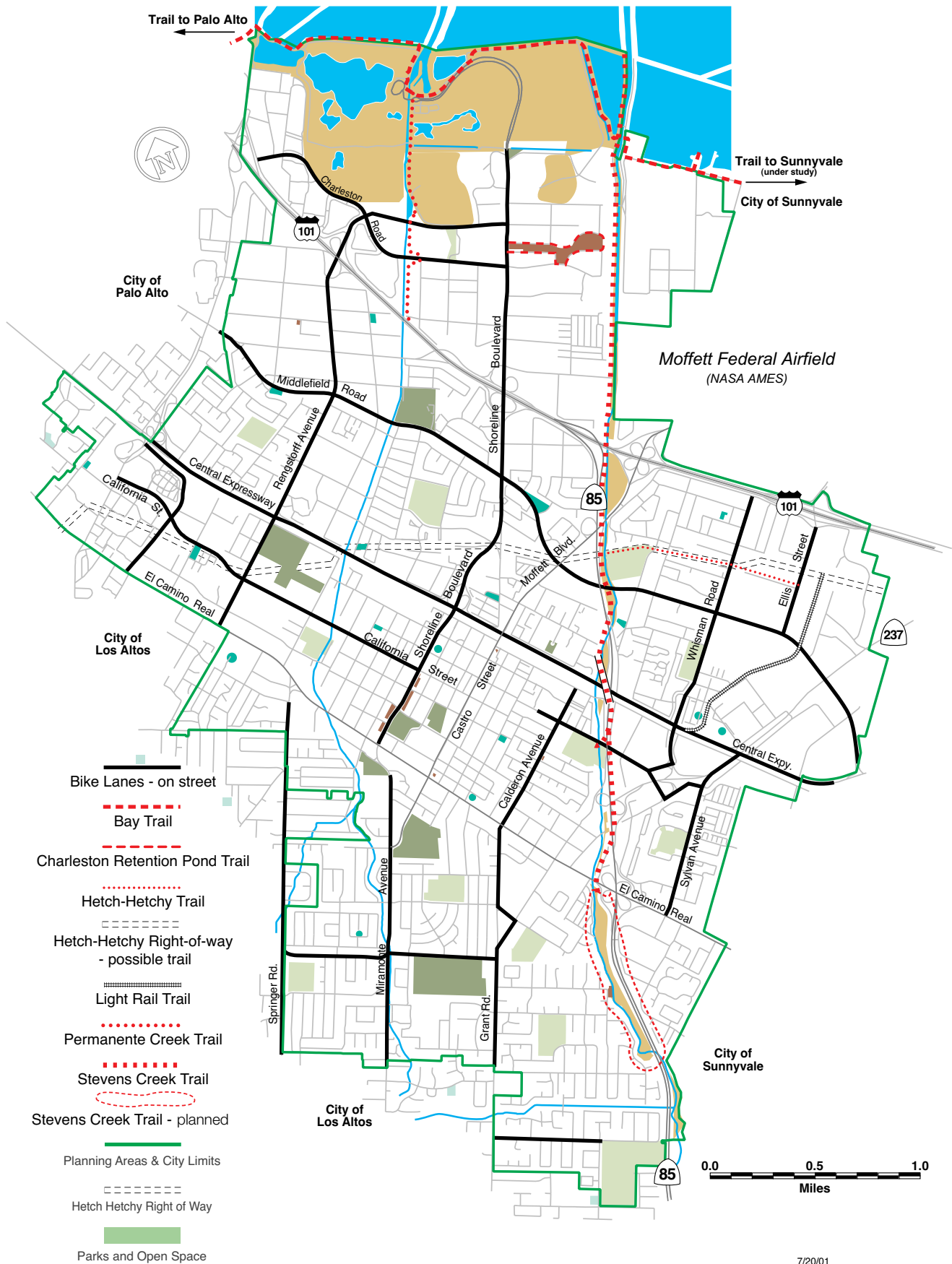
- As part of the South Whisman development process, acquire land for development of a neighborhood park.
- Explore possible open space uses for the County Vector Control site and the Caltrans property adjacent to Highway 101 if the site proves unsuitable for gateway/retail purposes.



Rengstorff Park



# Trail Systems



7/20/01



# TRAIL SYSTEM

*“Commonly we stride through the out-of-doors too swiftly to see more than the most obvious and prominent things. For observing nature, the best pace is a snail’s pace.”*

— Edwin Way Teale (1899-1980), naturalist and writer —

## Introduction

One of the major themes of the General Plan Open Space Element is the development of a system of urban trails in Mountain View (Policy 3). Urban trails are defined as continuous open space corridors. These corridors can offer scenic views, commute alternatives and recreational opportunities. In addition, they serve the important function of connecting neighborhoods with parks and recreation facilities and providing access to open space not already available. Some trails are developed near or adjacent to natural areas that serve as wildlife habitat, such as Stevens Creek. Mountain View has been sensitive to balancing trail development and access to these

wonderful open space areas with the important need to focus on natural habitat preservation.

The Action Plans for implementing Policy 3 are still relevant today. Many portions of trails have been developed in the 16 years since the 1992 General Plan was published, as noted later in this chapter. However, there is still much to be accomplished, and it is the intention of this Plan to ensure the further development of the urban trail system, now and into the future.

Because the trail system cuts across many planning areas, is part of a regional system, and, at least partially, depends on different funding sources, discussion of the trail system has been placed in this separate chapter of the Plan. How-

ever, the Plan also refers to the trail system when assessing the needs of individual planning areas through which the trails pass.

A complete Mountain View trail system is envisioned to consist of several trail types:

- Regional trails, such as the Bay Trail and the Stevens Creek Trail, provide through connections to other communities.
- Local trails, such as Permanente, Whisman TOD and the Hetch-Hetchy, provide interconnection within Mountain View.
- Very localized mini-trails, or connections, facilitate access to trails from neighborhoods, especially from neighborhoods that are deficient in open space.

### Mountain View General Plan Excerpt

**Policy 3: Develop a system of urban trails in Mountain View.**

**Action 3.a.** Develop a trail along the banks of Stevens Creek.

**Action 3.b.** Encourage Sunnyvale, Los Altos and Cupertino to develop a regional trail along their banks of Stevens Creek.

**Action 3.c.** Consider developing urban trails along the Hetch-Hetchy right-of-way and the old Southern Pacific rail line.

**Action 3.d.** Act as a catalyst to encourage other South Bay jurisdictions to complete their sections of the Bay Trail.

**Action 3.e.** Build entry points, pathways and bridges to link the urban trail system, and connect it with Shoreline at Mountain View.

## Trail Development Resources

The City of Mountain View has a variety of possibilities when addressing the funding needs for trail development or improvement. Beyond what is mentioned in the “Funding Sources” section of this Plan on Page 6, the City can approach more nontraditional sources for assistance. Such sources include pursuing conservation or public access easements, which allow public access over private properties for recreational purposes. Such easements can make it unnecessary to purchase and develop

additional land. Secondly, as business grows around the trail area, large corporations (e.g., Microsoft, Veritas and Google) have been interested in developing connecting trails in and around their office campuses, thus improving the trail system for business purposes, commuting and general public enjoyment.

## Trail Systems

The five major trail systems in the City at this time are: Stevens Creek Trail; Hetch-Hetchy Trail; the Bay Trail; Permanente Creek Trail; and the Whisman Transit-Oriented Development (TOD) Trail. The table on the following page provides summary information about the trails, with detailed discussions of each below.

### Stevens Creek Trail and Wildlife Corridor

The Stevens Creek Trail and Wildlife Corridor is a regional facility included in Santa Clara County's Master Plan. In Mountain View, the trail joins park and open space areas in a north-south greenbelt across the City. The partially completed trail provides the opportunity for hiking, biking and walking, and access to large meadows and trees not existing elsewhere in the community. It also serves as an alternative means of nonauto transportation between residences and work sites. Additionally, it offers the potential for "creek" open space and a wildlife corridor, an important aspect to urban living, as many creeks have been channeled or undergrounded.

For planning purposes, the trail is divided into four reaches. Reaches 1 and 2, stretching from Shoreline at Mountain View to Whisman School, were completed by 1996 and have been extensively used by the public.



With the opening of Reach 3 in 1999, between Whisman School and Landels School, the goal of connecting neighborhoods was substantially advanced. The section of the trail from Landels School to Yuba Drive was completed in 2002. The next reach of the trail, extending from Yuba Drive to El Camino Real, was recently completed. This extension includes a tunnel under El Camino Real. The next portion of the trail to be developed is from El Camino Real to Dale/Heatherstone will be developed. This project will be divided into two construction phases. Phase I will construct the trail extension from El Camino Real to Sleeper Avenue. Phase II will construct the trail extension from Sleeper Avenue to Dale/Heatherstone. The final portion of the trail within the City border will reach Mountain View High School. Key sites for neighborhood access and staging areas on the completed trail include: Creekside Park, Whisman School, Landels School and Yuba Drive.

Access to the trail for businesses located in the North Bayshore Area include the Microsoft campus at the end of La Avenida and the Google campus on Charleston Road.

### Hetch-Hetchy Trail

Hetch-Hetchy is a right-of-way crossing through Mountain View, from the Sunnyvale border near Highway 237 to the Los Altos border near San Antonio Road. Owned by the City of San Francisco, large pipes carrying water from the Hetch-Hetchy Reservoir are buried beneath its surface.

The right-of-way sometimes varies in width but is a minimum of 80 feet wide in all locations. Permanent buildings are not allowed directly over the pipes, but parking, landscaping, mini-parks, community gardens, etc. are allowed through lease arrangements. Examples of this include Whisman,

Rex Manor and Klein Mini-Parks, and the San Antonio Shopping Center parking lot.

The City recently completed a new bicycle/pedestrian trail along the Hetch-Hetchy right-of-way between Whisman Park and North Whisman Road. The Hetch-Hetchy Trail serves as a connection between the Stevens Creek Trail and Middlefield Light Rail Station. A feasibility study of extending the Hetch-Hetchy Trail was completed in May 2007. The study

recommended that as private properties with current leases and improvements on the right-of-way develop, the City explore opportunities to extend the trail, focusing on the area between Escuela Avenue and Highway 85. Another area of possible development between Highway 85 and Moffett Boulevard would provide connection to Stevens Creek Trail. The neighboring cities of Palo Alto, Los Altos and Sunnyvale also have utilized portions of the right-of-way for urban trail development.

## Bay Trail

The San Francisco Bay Trail is an effort by many jurisdictions to link communities around the San Francisco Bay, primarily along the bay front. Spearheaded by the Association of Bay Area Governments (ABAG), some portions of the planned 400-mile trail (200 miles of Bay Trail and 200 miles of trail connections between the Bay Trail and the Ridge Trail) have been completed.

### Trails Summary

Trail	Length	Direction of Travel	Status	Ownership
Stevens Creek	4.32 miles*	North-South	Trail completed between Shoreline at Mountain View and El Camino Real. Phase I (El Camino Real to Sleeper Avenue) is scheduled to begin in late 2008. Phase II (Sleeper to Dale/Heatherstone) is scheduled to begin in late 2009.	City of Mountain View Santa Clara Valley Water District PG&E
*Completed portion only				
Hetch-Hetchy	0.4 mile*	East-West	Connect the Ellis-Whisman-Middlefield industrial area to Stevens Creek Trail	City of San Francisco
*Completed portion only				
Bay Trail	2.25 miles	East-West	Connection through Shoreline at Mountain View completed. Continuation through a portion of Moffett Field currently under study as part of the South Bay Salt Pond Restoration Project.	City of Mountain View
Permanente Creek	1 mile	North-South	Trail paved and complete between Shoreline at Mountain View and Highway 101. Design of pedestrian bridge over Highway 101 currently underway.	Santa Clara Valley Water District
Whisman Transit-Oriented Development Trail	0.3 mile	North-South	Trail provides an off-street pedestrian/bicycle path between North Whisman Road and Ellis Street	Private property owners



Mountain View opened one of the first Bay Trail segments in the early 1980s. The trail follows the pedestrian/bicycle path that runs in an east-west direction through Shoreline at Mountain View. To the west, it links with the trail system in Palo Alto. For a number of years, the City has participated in regional planning efforts to develop the segment of the trail between Shoreline at Mountain View and the Sunnyvale Baylands. The link will be an important trail addition that will allow area residents access from Stevens Creek Trail to Sunnyvale, Alviso and San Jose. This extension has been challenging due to the presence of Moffett Field. However, the acquisition of the former Cargill Salt Pond property by the Federal Government has presented new opportunities for extension of the Bay Trail from Mountain View to Sunnyvale. One of the recommendations of the South Bay Salt Pond Restoration Project is use of the levees for this extension of the Bay Trail.

## Permanente Creek Trail

Permanente Creek runs through the City in a north-south direction from the Bay to the Los Altos border. As a result of urban development, much of the creek is contained in a narrow concrete channel or located underground between the Los Altos border and Highway 101. Therefore, opportunities for trail development along this stretch of the creek have not been explored.

In the North Bayshore Area, between Highway 101 and Shoreline at Mountain View, the creek has also been channeled but is contained by levees that offer greater width for trail development. In 1996, the City adopted the Permanente Creek Development Guidelines. The guidelines recommended that a trail be aligned on the wider levee on the east bank of the creek corridor. A native plant vegetation buffer was recommended on the west levee to provide wildlife habitat to mitigate the effects of human visitors. The all-weather paved trail envisioned by the guide-

lines has now been completed between Shoreline at Mountain View and Highway 101. The north end of the trail can be accessed in Shoreline at Mountain View, adjacent to the golf course clubhouse. At the south end, the trail can be accessed from Plymouth Street, through a marked easement across the parking lot of a private company. There is also a trail access point at Amphitheatre Parkway. The City is currently working on the development of a pedestrian/bicycle overcrossing for the Permanente Creek Trail which will go over Highway 101.

## Whisman Transit-Oriented Development (TOD) Trail

A pedestrian walkway and separate adjacent bicycle route, south and parallel of the Hetch-Hetchy right-of-way, was constructed in 2000 as a condition of the TOD Permit for the commercial development at 465 North Whisman Road. The 0.3-mile trail provides an off-street pedestrian/bicycle path between North Whisman Road and Ellis Street.



## Charleston Retention Basin Trail

The Charleston Retention Basin is located on the north side of Charleston Road, between Shoreline Boulevard and the Stevens Creek Trail levee. Currently, there is an unimproved trail around the basin. Preservation and improvement of this trail would continue to allow office workers and residents a short walking trail. A future connection to Stevens Creek Trail would allow an additional access point from the Trail to Shoreline Boulevard and points beyond.

## Discussion

In Mountain View, the trail systems are multi-purpose in their function and value. They serve as commute routes for residents and workers and provide recreational opportunities for nearby residents and the community at-large. They serve as wildlife habitat and migratory channels and provide connections between neighborhoods and park and open space resources. The trails are a tremendous resource and should be developed fully.

Trails fulfill an essential function in connecting Mountain View neighborhoods to each other. As pointed out in the Planning Area Assessments, the trails themselves, or additional access points to the trails, can open up access to parks and open space in a neighborhood that did not previously enjoy such a connection. This is especially important for neighborhoods that have been identified as being underserved in open space as additional park connections can relieve the need for new open space facilities.

Trails are also important in connecting Mountain View to regional resources. Linking Mountain View trails to



regional trails increases the parks and open space areas to which Mountain View residents have easy access.

Existing and envisioned trails in Mountain View have been and will continue to be developed using a variety of mechanisms. For example, since the City of Mountain View does not own all the land over which trails will pass, easements and other cooperative arrangements with agencies such as the Santa Clara Valley Water District, PG&E and the San Francisco Water District are necessary to complete trail construction.

## Recommendations

- Continue development of Stevens Creek Trail for biking, hiking and wildlife preservation.
- Develop the Hetch-Hetchy Corridor in reaches for biking, hiking and other recreational opportunities.

- Construct a pedestrian/bicycle access from the south end of the Permanente Creek Trail across Highway 101.
- Explore the possibility of a safer pedestrian crossing (potentially underground) at Charleston Road for the Permanente Creek Trail.
- Preserve and improve the public trail around Charleston Retention Basin and provide access to Stevens Creek Trail.
- Continue to support development of the Bay Trail, particularly around Moffett Field to the Sunnyvale Baylands.
- Explore all opportunities to connect the City's regional open space areas to the former Cargill Salt Ponds, as they are returned to their natural state.
- Work with other cities and agencies to develop Stevens Creek Trail and the Bay Trail for the purpose of developing a regional network of interlinked trail systems.





Rengstorff Park



# ACCOMPLISHMENTS

*“Those who contemplate the beauty of the earth find reserves of strength that will endure as long as life lasts.”*

— Rachel Carson (1907-1964), Writer, scientist and ecologist —

The previous Parks and Open Space Plan was adopted in December 2001. Many recommendations contained in the 2001 Plan have been implemented. Several other projects are currently under way, and several more have been completed which were not included in the recommendations (e.g., the renovation of the Senior Center). A chart summarizing the implementation status of the 2001 Plan recommendations is included as Appendix 12. For those recommendations that have not been implemented, the table notes what the status of the recommendation is in this current Plan.

## Completed Projects

- Opened Stevens Creek Trail from Landels School to Yuba Drive. (Central)
- Completed ADA and safety playground renovations at Cuesta, Cooper, Sylvan, San Veron, Monta Loma, Varsity, Bubbs, Thaddeus, Jackson, Rengstorff, Eagle, Klein, Gemello, Landels and Rex Manor Parks. (Miramonte, Grant, Sylvan-Dale, Stierlin, Thompson, San Antonio, Central)
- Opened new trail segment on Hetch-Hetchy Right-of-Way between Whisman Road and Easy Street. (Whisman)
- Acquired property on Yuba Drive (approximately 0.50 acre) to provide better alignment of Stevens Creek Trail and trail head amenities. (Central)
- Completed landscape renovation of medians on El Camino Real.
- Renovated playing fields at Crittenden School/Park and at Springer School. (Stierlin and Miramonte)
- Designed a prototype restroom facility to be used at Bubbs, Landels, Slater and Huff School/ Parks. (Miramonte, Central, Whisman, Grant)
- Acquired property on Del Medio Avenue (approximately .35 acre) for a mini-park. (San Antonio)
- Acquired property on Mariposa Avenue and West Dana Street (approximately .62 acre) for a mini-park. (Central)
- Constructed a new Senior Center. (San Antonio)
- Constructed the Graham Sports Complex. (Miramonte)
- Constructed Devonshire Park. (Whisman)
- Established a supplemental agreement with the Mountain View-Whisman School District regarding shared use of the Graham Sports Complex. (Miramonte)
- Selected a preferred park and open space design/use Master Plan for the Cuesta Park Annex. (Miramonte)
- Construction of Stevens Creek Trail from Yuba Drive under El Camino Real. (Central)
- Constructed Sierra Vista Park (Rengstorff)

## Projects Currently Under Way

- Renovations at Rengstorff Park, including tennis court bleacher improvements and preschool tot lot. (San Antonio)
- Feasibility Study to develop additional athletic fields. (North Bayshore)
- ADA and safety playground renovations at Whisman, Castro Parks and Rengstorff Park Tot Lot. (Whisman, Central, Miramonte, San Antonio)
- Construction of Stevens Creek Trail from El Camino Real to Sleeper Avenue (Grant)



Shoreline at Mountain View



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# APPENDIX 1

## Summary—Park Land In-Lieu Fees Applied to CIP Projects Fiscal Year 2000-01 through Fiscal Year 2004-05

Development	CIP#	Estimated Project Budget	In-Lieu Fees Applied
<b>COMPLETED PROJECTS</b>			
Open Space Acquisition (North California/Central)	01-26	\$1,889,000	\$1,089,867
Devonshire Park Design and Construction	05-44	\$1,112,000	\$258,648
Sierra Vista Park Design	07-39	\$224,000	\$19,229
Cuesta Park BBQ and Lighting Renovation	00-24	\$128,000	\$11,933
ADA Playground Improvements	02-18	\$503,175	\$162,968
04-32 Bubb Park Playground Improvements	04-32	\$200,000	\$210,410
Devonshire Park Acquisition	06-40	\$767,000	\$767,028
Senior Center Design and Construction	04-28	\$16,976,000	\$1,746,398
<b>CURRENT PROJECTS</b>			
Bubb Park and Huff Park Rest Rooms	04-29	\$371,000	\$327,454
Sierra Vista Park Construction	08-34	\$900,000	\$128,070
Stevens Creek Trail, Yuba Drive to El Camino Real	04-40	\$6,805,000	\$1,490,140
ADA Playground Improvements	06-38	\$664,000	\$322,837
<b>UNSCHEDULED PROJECTS</b>			
Landels Park Rest Room	US	\$220,000	\$48,651
Open Space Acquisition (San Antonio)	US	Undetermined	\$811,523
<b>TOTAL</b>		<b>\$30,759,175</b>	<b>\$7,395,156</b>

# APPENDIX 2

## Locations of Future Potential Housing Units

Source: Mountain View Community Development Department, September 2007

Area	Total Number of Units	Area	Total Number of Units	Area	Total Number of Units
<b>CENTRAL</b>		<b>MIRAMONTE</b>		<b>RENGSTORFF</b>	
284-394 West Dana Street	3	205 South Drive	66	333 North Rengstorff Avenue	93
209-405 West Evelyn Avenue	96	1055 Boranda Avenue	10	2068 San Luis Avenue	4
1701-1707 El Camino Real West	16	1332 Park Drive	3	2215 Rock Street	22
300 Mariposa Avenue	4	1885 Miramonte Avenue	103	2545-2585 West Middlefield Road	75
669 Chiquita Avenue	3	1079 Marilyn Drive	30	2260 Rock Street	15
875 Washington Street	2	1112 Boranda Avenue	12	2392 Rock Street	3
902 Villa Street	5	1115-1123 Boranda Avenue	7	1950 Colony Street	108
125 West Dana Street	39	919-921 and 923 Mountain View Avenue	3	1929 Hackett Avenue	104
220 View Street	22	1045 Mountain View Avenue	2	2367 Wyandotte Street	7
265 Mariposa Avenue	2	1136 Miramonte Avenue	59	111 North Rengstorff Avenue	206
240 Chiquita Avenue	2	<b>Total Miramonte Planning Area</b>	<b>295</b>	1958 Rock Street	19
<b>Total Central Planning Area</b>	<b>194</b>			<b>Total Rengstorff Planning Area</b>	<b>656</b>
<b>STIERLIN</b>		<b>SYLVAN-DALE</b>		<b>THOMPSON</b>	
1905 San Ramon Avenue	5	505 East Evelyn Avenue	151	100 Mayfield Avenue	450
1061 Jackson Street	1	<b>Total Sylvan-Dale Planning Area</b>	<b>151</b>	<b>Total Thompson Planning Area</b>	<b>450</b>
1911 San Ramon Avenue	3	<b>SAN ANTONIO</b>		<b>GRANT</b>	
646 Willowgate Street	11	1984 El Camino Real West	85	3119 Grant Road	55
124 Orchard Avenue	2	218 College Avenue	3	1991 Sun-Mor Avenue	14
205-233 Granada Drive	20	154 College Avenue	2	3625-3645 Grant Road	3
<b>Total Stierlin Planning Area</b>	<b>42</b>	148 College Avenue	2	<b>Total Grant Planning Area</b>	<b>72</b>
<b>WHISMAN</b>		2206, 2212 Leland Avenue	2		
294-296 Tyrella Avenue	11	2390 San Gabriel Avenue	1		
207 Evandale Avenue	6	2178, 2184 Leland Avenue	2		
South Whisman Area	1,060	116 College Avenue	2		
315 Easy Street	9	126 Fair Oaks Street	2		
291 Evandale Avenue	144	<b>Total San Antonio Planning Area</b>	<b>101</b>		
115 Evandale Avenue	6				
268 Ada Avenue	3				
20 Annie Laurie Avenue	3				
300 Ferguson Drive	106				
450 North Whisman Road	69				
<b>Total Whisman Planning Area</b>	<b>1,417</b>			<b>TOTAL OF NEW HOUSING UNITS PROPOSED</b>	<b>3,378</b>



# APPENDIX 3

## Park/School Open Space Location, Acreage and Acres Per Person

Planning Area	2006 Population (Estimated)	Existing Parks/ School Sites	Type of Park	Total Open Space Acres	Open Space Acres Owned By City	Open Space Acres Owned By School District	Acres Per 1,000 Persons
Whisman	8,393	Whisman	School/Park	8.60	4.35	4.25	1.84
		Slater	School/Park	3.39	0.00	3.39	
		Magnolia	Mini	0.92	0.92	0.00	
		Chetwood	Mini	0.86	0.86	0.00	
		Creekside	Mini	0.78	0.78	0.00	
		Devonshire	Mini	0.86	0.86	0.00	
		15.41	7.77	7.64			
Sylvan/Dale	5,634	Sylvan	Neighborhood	8.37	8.37	0.00	1.49
Stierlin	8,878	Crittenden	School/Gym	7.72	0.00	7.72	2.20
		Jackson	Mini	0.77	0.77	0.00	
		Rex Manor	Mini	0.41	0.41	0.00	
		San Veron	Mini	2.08	2.08	0.00	
		Stevenson/Theurekaurf	School/Park	8.54	1.20	7.34	
		19.52	4.46	15.06			
Thompson	2,540	Monta Loma	School/Park	5.67	0.00	5.67	2.56
		Thaddeus	Mini	0.83	0.83	0.00	
		6.50	0.83	5.67			
Rengstorff	6,153	Sierra Vista	Mini	0.80	0.80	0.00	0.13
San Antonio	13,689	Klein	Mini	1.36	1.36	0.00	1.34
		Rengstorff	Community	16.92	16.92	0.00	
		18.28	18.28	0.00			
Central	11,201	Castro	School/Park	4.18	0.00	4.18	2.00
		Dana	Mini	0.42	0.42	0.00	
		Eagle	Neighborhood	5.17	5.17	0.00	
		Fairmont	Mini	0.34	0.34	0.00	
		Landels	School/Park	8.49	3.27	5.22	
		Mercy/Bush	Mini	0.65	0.65	0.00	
		Pioneer	Neighborhood	3.15	3.15	0.00	
		22.40	13.00	9.40			
		Miramonte	9,395	Gemello	Mini	0.48	
Bubb	School/Park			9.18	3.45	5.73	
Cuesta	Community			32.56	32.56	0.00	
Graham	School/Park			9.54	2.89	6.65	
McKelvey	Neighborhood			4.27	4.27	0.00	
Springer	School/Park			5.50	0.00	5.50	
Varsity	Mini			0.48	0.48	0.00	
62.01	44.13			17.88			
Grant	5,334	Cooper	School/Park	11.01	5.19	5.82	6.44
		Huff	School/Park	6.50	0.00	6.50	
		Mountain View High	School	16.86	0.00	16.86	
		34.37	5.19	29.18			
North Bayshore (Regional)	738	Dog Park	Dog Park¹	0.59	0.59	0.00	1,063.14
		Charleston	Neighborhood	6.48	6.48	0.00	
		Shoreline	Regional	753.00	753.00	0.00	
		Stevens Creek Trail	Regional	24.53	24.53	0.00	
		784.60	784.60				
¹Acreage added in Community Park total.							
TOTAL w/ North Bayshore	71,955			972.26	887.43	84.83	13.51
TOTAL w/o North Bayshore	71,955			187.66	102.83	84.83	2.61

# APPENDIX 4

## Parks and Facilities by Category

Park	Type	Location
Chetwood Park	Mini	Chetwood Avenue
Creekside Park	Mini	Easy Street & Gladys Avenue
Dana Park	Mini	Dana Street & Oak Street
Del Medio (undeveloped)	Mini	Del Medio Avenue
Devonshire	Mini	Devonshire Avenue
Fairmont Park	Mini	Fairmont Avenue & Bush Street
Gemello Park	Mini	Marich Way & Solana Court
Jackson Park	Mini	Jackson Street & Stierlin Road
Klein Park	Mini	Ortega Avenue & California Street
Magnolia Park	Mini	Magnolia Avenue & Whisman Park Drive
Mercy/Bush Park	Mini	Mercy Street & Bush Street
Rex Manor Park	Mini	Farley Street & Central Expressway
San Veron Park	Mini	San Veron Avenue & Middlefield Road
Sierra Vista Park	Mini	Plymouth Street & Sierra Vista Avenue
Thaddeus Park	Mini	Middlefield Road & Independence Drive
Mariposa Avenue (undeveloped)	Mini	Mariposa Avenue
Varsity Park	Mini	Duke Way & Jefferson Drive
Charleston Park	Neighborhood	Charleston Road & Amphitheatre Parkway
Eagle Park	Neighborhood	Church Street & Shoreline Boulevard
McKelvey Park	Neighborhood	Miramonte Avenue & Park Drive
Pioneer Park	Neighborhood	Church Street & Castro Street
Sylvan Park	Neighborhood	Sylvan Avenue & Devoto Street
Rengstorff Park	Community	Rengstorff Avenue & Central Expressway
Cuesta Park	Community	Cuesta Drive & Grant Road
Shoreline at Mountain View	Regional	North End of Shoreline Boulevard
Stevens Creek Trail	Regional	Parallels Highway 85
Hetch Hetchy Trail	Local Trail	Whisman Park to North Whisman Road
Permanente Creek Trail	Local Trail	Shoreline at Mountain View to Highway 101
Whisman TOD Trail	Local Trail	North Whisman Road & Ellis Street
Deer Hollow Farm	Facility	St. Joseph Avenue—City of Los Altos
Dog Park	Facility	North end of Shoreline Boulevard
Mountain View Community Center	Facility	Rengstorff Avenue & Central Expressway
Mountain View Senior Center	Facility	Escuela Avenue & California Street
Mountain View Teen Center	Facility	Escuela Avenue & California Street
Mountain View Sports Pavilion	Facility	Castro Street & Miramonte Avenue
Whisman Sports Center	Facility	Middlefield Road & Terra Bella Avenue
Bubb School/Park	Public School/Park	Barbara Avenue & Montalto Drive
Castro School/Park	Public School/Park	Toft Street & Latham Street
Cooper School/Park	Public School/Park	Eunice Avenue & Villa Nueva Way
Crittenden Middle School/Sports Complex	Public School/Park	Rock Street & Sierra Vista Avenue
Graham Middle School/Sports Complex	Public School/Park	Castro Street & Miramonte Avenue
Huff School/Park	Public School/Park	Martens Avenue & Grant Road
Landels School/Park	Public School/Park	Dana Street & Calderon Avenue
Monta Loma School/Park	Public School/Park	Thompson Avenue & Laura Lane
Mountain View High School	Public School/Park	Truman Avenue & Bryant Avenue
Slater School/Park	Public School/Park	Gladys Avenue & Whisman Road
Springer School/Park	Public School/Park	El Monte Avenue & Springer Road
Theuerkauf School/Stevenson Park	Public School/Park	San Luis Avenue & Burgoyne Street
Whisman School/Park	Public School/Park	Easy Street & Middlefield Road
Senior Garden	Community Garden	Hetch-Hetchy right-of-way at Crisanto Avenue & Escuela Avenue
Willowgate Garden	Community Garden	End of Andsbury Avenue



# APPENDIX 5

## City of Mountain View – Parks Designations

Component	Use	Service Area	Desirable Size	Desirable Site Characteristics
<b>Mini Park</b>	Specialized facilities that serve a concentrated or limited population or specific groups such as children or senior citizens.	Serves residents within one-half mile.	Up to 3 acres	Within neighborhoods and in close proximity to apartment complexes, townhouse developments or housing for the elderly.
<b>Neighborhood Park</b>	A higher-intensity recreation area providing play areas as well as open turf for athletics.	Serves residents within one mile.	3 to 15 acres	Suited for more intense use. Easily accessible to neighborhood population—geographically centered with safe walking and bike access. May be developed as a school-park facility.
<b>Community Park and/or Recreational Facility</b>	Areas of diverse environmental quality. May include areas suited for intense recreational facilities such as athletic complexes and large swimming pools. May be an area of natural quality for outdoor recreation such as walking, viewing, sitting and picnicking. May be any combination of the above, depending upon site suitability and community need.	Serves the entire City.	15 to 50 acres (Acreage refers to parks only, not including recreational facilities which may vary in size.)	May include natural features such as water bodies and areas suited for intense use; accessible to the community by walking, biking or driving.
<b>Regional Park</b>	Area of natural or ornamental quality for outdoor recreation such as picnicking, boating, fishing, swimming, camping and trail uses; may include play areas.	Serves a population beyond the City limits.	Over 50 acres	Contiguous to or encompassing natural resources; accessible to the community by walking, biking or driving.

# APPENDIX 6

## Open Space Standards

The Plan's standard of 3 acres per 1,000 persons is adopted from the City's Park Land Dedication Ordinance. This Ordinance requires developers to dedicate (or pay an equivalent fee in lieu of land dedication, as discussed in the Funding section on page 10 of this Plan), at least 3 acres of park land for each 1,000 persons who will live in any new housing project.

The City's Park Land Dedication Ordinance, in turn, adopted the 3 acres per 1,000 persons standard from the Quimby Act. The Quimby Act (Government Code Section 66477) is the State law that enables communities to require the dedication of park land or in-lieu fees to offset the impacts of new residential development. The Act states that the required dedication or fee cannot exceed the amount necessary to provide 3 acres of park area per 1,000 persons residing within the new residential development.

Although the Quimby Act and, therefore, the open space standard, only applies to newly developed residential projects, for the purposes of this Plan, the standard will be used to help evaluate open space needs throughout the City. While it would be ideal to meet the standard, this may not be realistic in a city as developed as Mountain View. Instead, the standard is used in this Plan to help measure open space needs, but equal consideration is given to the other criteria, which evaluate location and accessibility.

The concept of using a "level of service" (LOS) ratio to represent the minimum amount of ground space needed to meet the park and recreation demands of the citizens of a community has been in use

for quite some time. In the recent past, the National Recreation and Park Association (NRPA) was in the practice of publishing LOS standards. This practice has since been replaced by the belief that every community has such unique qualities and needs that it is more desirable for each community to establish its own needs. The most recent guidelines issued by the NRPA provide information for a somewhat time- and resource-intensive process for developing community-specific standards. The 3 acres per 1,000 persons standard used in the Quimby Act is likely based on an NRPA guideline in place at the time the Act was adopted.

A recent sampling of nearby Bay Area communities indicates the standards currently in use by these communities:

Campbell	4 acres per 1,000
Cupertino	3 acres per 1,000
Gilroy	5 acres per 1,000
Palo Alto	2.5 acres per 1,000
Redwood City	3 acres per 1,000
San Jose	3.5 acres per 1,000
Sunnyvale	No Standard

The cities that use park standards do not necessarily have park acreage that equals the city standard. Park standards are used as guidelines, similar to how they are used in this Plan.

# APPENDIX 7

## Open Space Needs by Planning Area<sup>1</sup>

Planning Area	Proportion Residential	Residential Density	Proportion Multi-Family	Safe Walking Distance	Amount of Open Space	Need Score
San Antonio	5	10	9	10	9	43
Sylvan-Dale	10	2	10	7	8	37
Rengstorff	5	4	10	2	10	31
Stierlin	8	2	8	3	7	28
Central	7	3	5	2	7	24
Thompson	10	1	1	1	7	20
Whisman	1	3	6	1	8	19
Miramonte	9	1	2	1	1	14
Grant	8	1	1	1	1	12

The lowest possible Need Score is 5 and the highest is 50. The higher the score, the greater the need for open space in the planning area. For each criterion, Planning Areas are assigned a score of 1 through 10, with 1 indicating the least need and 10 indicating the greatest need. The criteria scores are defined below:

**Proportion Residential—based on percentage of Planning Area that is residential**  
(average of all Planning Areas—excluding North Bayshore—is 44% residential)

Score	% Residential	Planning Area
10	73 - 79	Thompson, Sylvan-Dale
9	68 - 72	Miramonte
8	64 - 67	Stierlin, Grant
7	59 - 63	Central
6	55 - 58	
5	50 - 54	San Antonio, Rengstorff
4	46 - 49	
3	41 - 45	
2	37 - 40	
1	32 - 36	Whisman

**Residential Density—based on number of persons living in the residentially zoned portions of the Planning Area**  
(average residential density of all Planning Areas is 21 persons per acre)

Score	Persons Per Acre	Planning Area
10	51 - 55	San Antonio
9	47-50	
8	42 - 46	
7	38 - 41	
6	34 - 37	
5	29 - 33	
4	25 - 28	Rengstorff
3	21 - 24	Central, Whisman
2	16 - 20	Stierlin, Sylvan-Dale
1	12 - 15	Grant, Miramonte, Thompson



## APPENDIX 7 continued

### Proportion of Multi-Family Housing—based on percentage of multi-family housing in the Planning Area (average for all Planning Areas is 21%)

Score	% Multi-Family	Planning Area
10	48 – 51	Rengstorff, Sylvan-Dale
9	44 – 47	San Antonio
8	39 – 43	Stierlin
7	34 – 38	
6	29 – 33	Whisman
5	24 – 28	Central
4	19 – 23	
3	15 – 18	
2	10 – 14	Miramonte
1	5 – 9	Grant, Thompson

### Safe and Comfortable Walking Distance—based on percentage of residential area within Planning Area that is not within one-half-mile of a park or open space area (average for all Planning Areas is 15.3%)

Score	% of Area	Planning Area
10	55 – 60	San Antonio
9	49 – 54	
8	43 – 48	
7	37 – 42	Sylvan-Dale
6	31 – 36	
5	25 – 30	
4	19 – 24	
3	13 – 18	Stierlin
2	7 – 12	Central, Rengstorff
1	0 – 6	Grant, Miramonte, Thompson, Whisman

### Amount of Open Space—based on the number of open space acres per 1,000 persons in the Planning Area (City Average for open space acres is 2.61 acres per 1,000)

Score	Acres per 1,000	Planning Area
10	0.13 – 0.73	Rengstorff
9	0.74 – 1.34	San Antonio
8	1.35 – 1.95	Whisman, Sylvan-Dale
7	1.96 – 2.56	Central, Stierlin, Thompson
6	2.57 – 3.17	
5	3.18 – 3.88	
4	3.89 – 4.59	
3	4.60 – 5.30	
2	5.31 – 5.91	
1	5.92 – 6.60	Grant, Miramonte

<sup>1</sup> The Shoreline open space resources were not included in the averages for City open space resources and the North Bayshore Planning Area was not included in the open space needs ranking.

# APPENDIX 8

## Planning Area Population and Open Space Data

Planning Area	Size Acres	Residential Acres <sup>1</sup>			Open Space Acres	Open Space Acres per 1000 Persons <sup>2</sup>	2006 Population (Estimated)	2006 Population 19 and under (Estimated)
		MF	SF	All				
Central	753	195	264	459	22.40	2.00	11,201	1,993
Grant	699	31	430	461	34.37	6.48	5,334	1,061
Miramonte	953	96	588	684	62.01	6.60	9,395	1,832
North Bayshore	1,889	40	0	40	784.60	1,063.14	738	156
Rengstorff	466	237	0	237	0.80	0.13	6,153	1,163
San Antonio	506	222	29	251	18.28	1.34	13,689	2,368
Stierlin	753	301	186	487	19.52	2.20	8,878	1,474
Sylvan-Dale	376	190	88	278	8.37	1.49	5,634	620
Thompson	224	14	162	176	6.50	2.56	2,540	544
Whisman	1,100	331	23	354	15.41	1.84	8,393	1,763
<b>TOTAL</b>	<b>7,719</b>	<b>1,657</b>	<b>1,770</b>	<b>3,427</b>	<b>972.26</b>	<b>13.51</b>	<b>71,955</b>	<b>13,114</b>
<b>Average without North Bayshore<sup>3</sup></b>	<b>648</b>	<b>180</b>	<b>197</b>	<b>376</b>	<b>20.85</b>	<b>2.61</b>	<b>7,913</b>	<b>1,424</b>

<sup>1</sup> MF = Multi-Family; SF = Single-Family; All = Total of MF and SF. These calculations are based on current land use designations. In some instances there may be small amounts of residential use on parcels not planned for housing.

<sup>2</sup> City Standard is 3.0 acres per 1,000 persons

<sup>3</sup> The North Bayshore is excluded from the average because this area contains all of the City's regional open space, but has very little housing and population. The large open space acreage tends to skew the picture of the "average" planning area. 24.53 acres of regional open space from Stevens Creek Trail is included.

APPENDIX 8 continued

## Calculations

Planning Area	# Persons per Residential Acre	% of Planning Area in Residential Acreage			% Planning Area in Open Space Acreage	% Population % Planning Area
		MR	SF	All		
Central	24	25	34	59	2.9	17.8
Grant	12	5	64	69	5.1	19.9
Miramonte	14	10	62	72	5.2	19.5
North Bayshore	19	2	0	2	41.5	21.1
Rengstorff	26	51	0	51	0.2	18.9
San Antonio	55	44	6	50	3.6	17.3
Stierlin	18	40	25	65	2.6	16.6
Sylvan-Dale	20	51	23	74	2.2	11
Thompson	14	6	72	78	2.9	21.4
Whisman	24	30	2	32	1.4	21
<b>Average without North Bayshore<sup>3</sup></b>	<b>21</b>	<b>21</b>	<b>23</b>	<b>44</b>	<b>2.8</b>	<b>18.0</b>

<sup>1</sup> MF = Multi-Family; SF = Single-Family; All = Total of MF and SF. These calculations are based on current land use designations. In some instances there may be small amounts of residential use on parcels not planned for housing.

<sup>2</sup> City Standard is 3.0 acres per 1,000 persons.

<sup>3</sup> The North Bayshore is excluded from the average because this area contains all of the City's regional open space, but has very little housing and population. The large open space acreage tends to skew the picture of the "average" planning area.



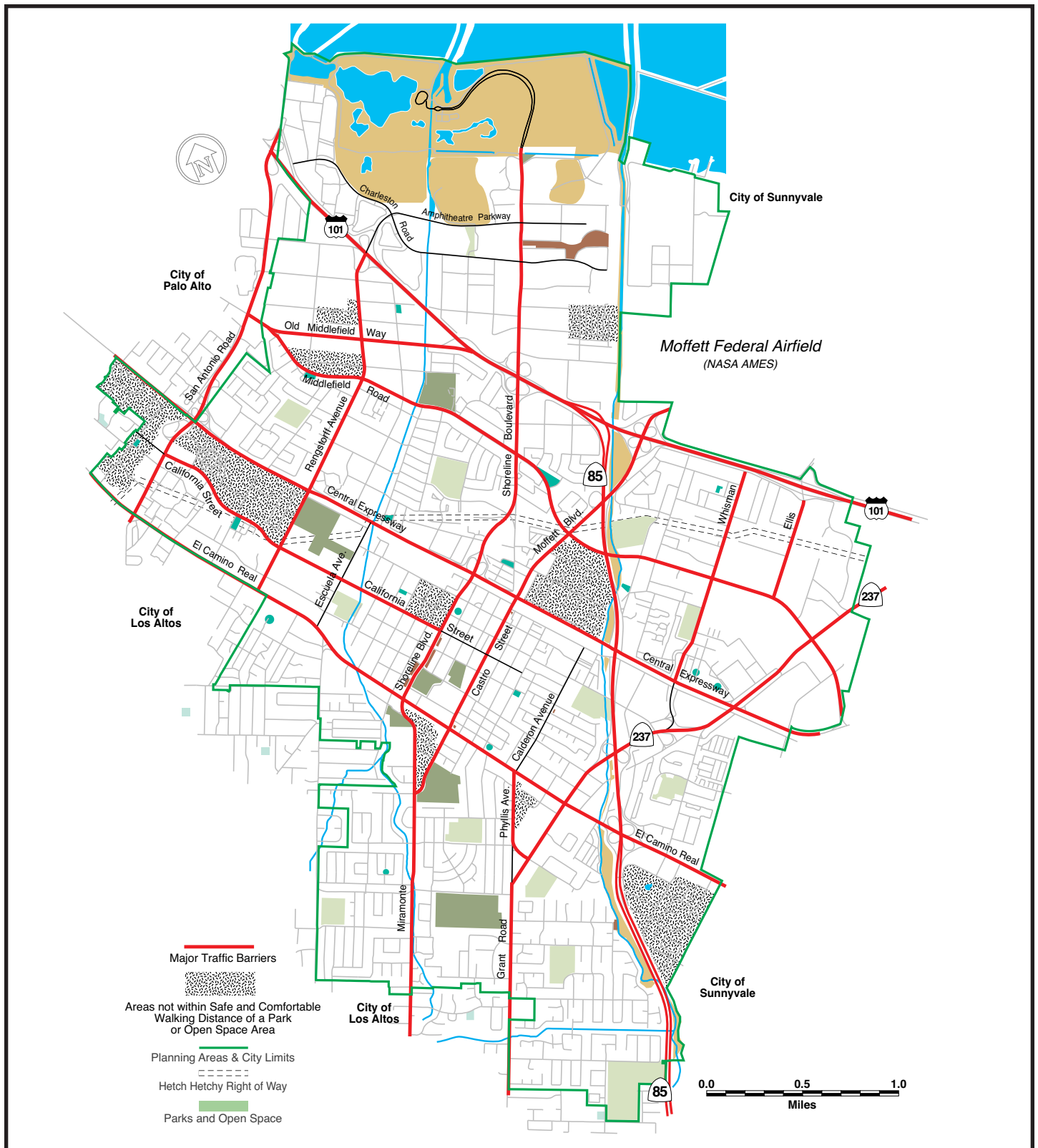
# APPENDIX 9

## Park Sites and Facilities

	Bubb School/Park	Castro School/Park	Charleston Park	Chetwood Park	Civic Center Plaza	Centennial Plaza	Cooper Park	Creekside Park	Crittenden School/ Whisman Sports Center	Cuesta Park*	Dana Park	Deer Hollow Farm	Del Medio Park (undeveloped)	Dog Park	Devonshire Park	Eagle Park/Pool	Fairmont Park	Gemello Park	Graham School/MV Sports Pavilion	Huff School/Park	Jackson Park	Klein Park	Landels School/Park
Auditorium																							
Barbecue Facilities										■													
Barbecue Facilities Group										■													
Baseball Field																				■			
Basketball Court	■	■					■		■										■	■		■	■
Bocce Ball Court										■													
Children's Play Equipment	■	■				■	■	■		■					■	■	■	■		■	■	■	■
Community Garden																							
Environmental Area												■											
Football/Soccer Field	■						■		■										■	■			■
Gymnasium									■										■				
Horseshoe Area	■									■													
Indoor Activities									■										■				
Meeting Rooms																							
Nature Preserve												■											
Off-leash Dog Training Area*										■				■									
Passive Area	■	■	■			■	■	■		■	■							■	■		■	■	■
Picnic Area	■	■				■	■	■		■		■			■	■	■	■		■	■	■	■
Restrooms	■		■				■		■	■		■		■		■			■				
Softball Field	■						■		■										■	■			■
Swimming Pool																■							
Tennis Courts							■			■													
Trail Access								■															■
Outdoor Volleyball	■	■							■	■									■				■
Plaza/Concrete Pad				■	■	■				■													
Water Slide																							
Skate Park																							
Batting Cage																							
Bicycle Racks							■	■	■	■					■	■	■		■	■			
Track																			■				
Sailing Lake																							
Golf Course																							

	Magnolia Park	Mariposa and West Dana Park (undeveloped)	McKelvey Park	Mercy-Bush Park	Monta Loma School/Park	Mountain View High School	Mountain View Senior Center	Pioneer Park	Rengstorff Park/Community Center	Rex-Manor Park	San Veron Park	Shoreline at Mountain View	Senior Garden	Sierra Vista Park	Slater School/Park	Springer School	Stevenson Park	Sylvan Park	Teen Center	Thaddeus Park	Varsity Park	Whisman School/Park	Willowgate Garden
Auditorium							■		■														
Barbecue Facilities									■									■				■	
Barbecue Facilities Group									■														
Baseball Field			■		■	■																	
Basketball Court					■	■			■		■				■	■					■	■	
Bocce Ball Court																							
Children's Play Equipment	■			■	■				■	■	■			■	■	■	■	■		■	■	■	
Community Garden													■										■
Environmental Area												■											
Football/Soccer Field						■											■					■	
Gymnasium						■																	
Horseshoe Area																		■					
Indoor Activities							■		■										■				
Meeting Rooms							■		■														
Nature Preserve												■											
Off-leash Dog Training Area*																							
Passive Area	■			■	■		■	■	■	■	■	■					■	■		■	■	■	
Picnic Area	■			■	■				■	■	■	■		■	■		■	■		■	■	■	
Restrooms			■			■	■		■			■					■	■	■			■	
Softball Field			■						■						■	■	■					■	
Swimming Pool					■				■														
Tennis Courts					■				■								■	■				■	
Trail Access												■										■	
Outdoor Volleyball					■				■		■											■	
Plaza/Concrete Pad									■														
Water Slide									■														
Skate Park									■														
Batting Cage			■																				
Bicycle Racks			■	■	■		■		■			■					■					■	
Track																							
Sailing Lake												■											
Golf Course												■											

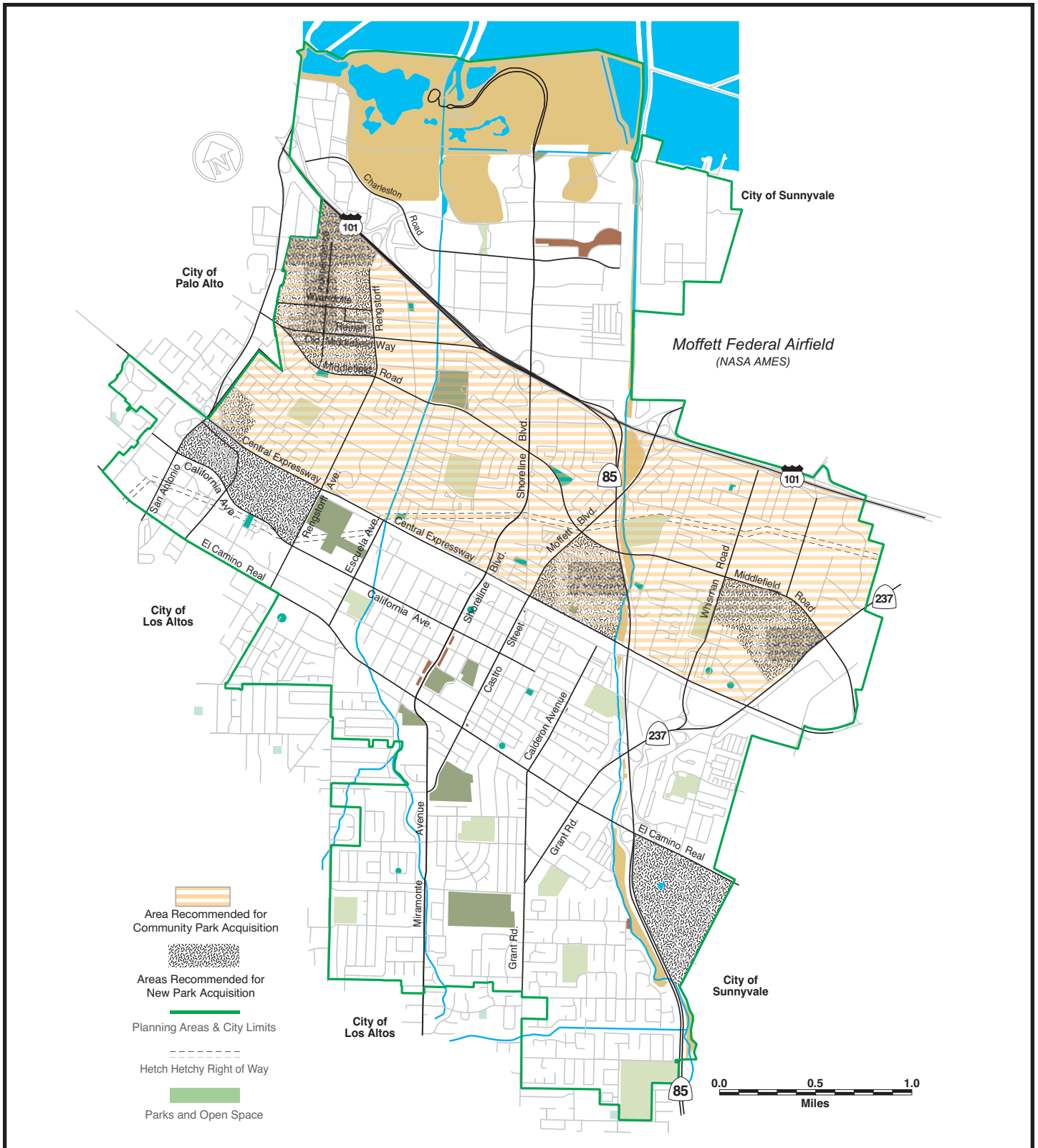
## Traffic Barriers and Safe Walking Distance Map





# APPENDIX 11

## Acquisition Map



# APPENDIX 12

## Implementation of 2001 Parks and Open Space Plan Recommendations

Recommendation	Implemented	Partially Implemented	Not Implemented	Planning Area	Comments	Status in 2008 Plan
<b>INCREASE OPEN SPACE</b>						
Acquire open space in the Del Medio neighborhood.	■			San Antonio	0.35 acre of land recently purchased for development of mini-park	Revised; development of mini-park at Del Medio
Acquire land in the mid-section of the San Antonio Planning Area (north side of California Street) for development of a mini-park.			■	San Antonio	Staff is looking for possible locations for a mini-park	Revised and retained
Acquire land adjacent to the City-owned parcel at the corner of Wyandotte Street and Reinert Road, and improve access to this area from across Old Middlefield Way.			■	Rengstorff	Staff is looking for possible location for a mini-park	Revised; broader area outlined for land acquisition
Acquire land in the area north of California Street, between Escuela Avenue and Shoreline Boulevard, for development of a mini-park.	■			Central	0.62 acre of land recently purchased for development of a mini-park	Revised; development of mini-park at West Dana Street and Mariposa Avenue location
Explore possible uses for the County Vector site.		■		Whisman	City interested in acquiring this property for various possible uses	Retained
<b>IMPROVE EXISTING OPEN SPACE</b>						
Consider parks and open space when improving or developing the vacant land between Rengstorff Park and the Senior Center.			■	San Antonio	The land will be used for a new child care center	Deleted
Develop the Sierra Vista site as a mini-park.	■			Rengstorff	Sierra Vista Park will be completed in December 2007	Deleted
Develop Devonshire site as a mini-park.	■			Whisman	Devonshire Park dedicated in January 2007	Deleted
Retain the four City-owned parcels on South Shoreline Boulevard that are zoned as visual open space.	■			Central		Revised and retained
Continue the renovation of Rengstorff Park.		■		San Antonio	Study in progress regarding updating aquatics building and maintenance facility	Retained
Complete the landscape element of the Vista Slope open space area and adjacent section of Permanente Creek Trail.			■	North Bayshore		Retained

APPENDIX 12 continued				Planning Area	Comments	Status in 2008 Plan
Recommendation	Implemented	Partially Implemented	Not Implemented			
PRESERVE EXISTING OPEN SPACE						
Develop a joint-use agreement allowing public access to the open space at Graham Middle School.	■			Miramonte	Agreement developed prior to opening of Graham Sports Complex	Deleted
If possible, develop an agreement with the Mountain View High School District for joint use of the open space at Mountain View High School for public use.			■	Grant		Retained
Preserve Cuesta Park annex as open space until such time as a Master Plan is complete. Open space should be considered during the Master Plan process.	■			Miramonte	City Council selected "Culture, Agriculture and Passive Use" as the preferred concept for the Cuesta Park Annex	Revised to include development of Annex consistent with approved Master Plan
Preserve open space at Sleeper and Franklin Avenues.	■			Grant		Retained
PROVIDE ACCESS TO OPEN SPACE						
Provide a safer and improved crossing of Rengstorff Avenue to increase accessibility of Rengstorff Park to those persons living on the west side of Rengstorff Avenue, north of California Street.			■	San Antonio		Retained
Improve access to Thaddeus and Monta Loma parks through safe street crossings and other techniques.			■	Rengstorff		Revised and retained
Improve access across Central Expressway to Rengstorff Park from the Rengstorff Planning Area.			■	Rengstorff		Retained
Provide access to the City-owned open space located across Highway 85 along Stevens Creek. Such access could be provided through means of a pedestrian overcrossing either as part of the Stevens Creek Trail or independent of construction of the Trail.			■	Sylvan-Dale		Revised and retained
Continue assessing the feasibility of extending the Stevens Creek Trail from Yuba Drive to Mountain View High School.	■			Grant	Feasibility study completed	Deleted
Collaborate with the Mountain View School District to provide safe access across Castro Street to Graham Middle School.			■	Miramonte		Retained



APPENDIX 12 continued		Implemented	Partially Implemented	Not Implemented	Planning Area	Comments	Status in 2008 Plan
Recommendation							
<b>PROVIDE ACCESS TO OPEN SPACE continued</b>							
Provide a safe and convenient crossing on Phyllis Avenue to allow access to Bubbs School/Park.			■		Grant		Retained
Provide access to the City-owned space located along Stevens Creek, even if the trail extension is not completed.			■		Grant		Revised and retained
Identify locations for new or improved access to trails and bicycle routes.		■			Trail System	Portion of the Hetch-Hetchy Trail completed	Revised and retained
<b>DEVELOP TRAIL SYSTEMS</b>							
Develop Stevens Creek Trail Reach 4, Segment 2 for biking, hiking and wildlife preservation.		■			Trail System	In progress	Revised and retained
Develop the Hetch-Hetchy corridor in reaches for biking, hiking and other recreational opportunities.		■			Trail System	Trail developed from Whisman	Retained
Documentation of existing uses along the Hetch-Hetchy right-of-way and identification of potential areas for trail development.	■				Trail System	Feasibility Study completed April 2007	Deleted
Conduct a feasibility study for creating a pedestrian/bicycle access from south end of the Permanente Creek Trail across Highway 101.	■				Trail System	Study completed	Revised and retained to include construction of pedestrian overcrossing
Preserve and improve the public trail around the Charleston Retention Basin and access to Stevens Creek Trail.			■		Trail System		Revised and retained
Continue to support development of the Bay Trail, particularly around Moffett Field to the Sunnyvale Baylands.		■			Trail System	In progress	Revised and retained
Explore all opportunities to connect the City's regional open space areas to the Cargill Salt Ponds, as they are returned to their natural state.		■			Trail System	In progress	Revised and retained
Work with other cities and agencies in the interest of developing a network of interlinked trail systems.		■			Trail System	In progress	Revised and retained

# APPENDIX 13

## Park Sites/Recreations Programs

<b>BUBB</b>	Youth Sports Classes Youth Soccer Little League Baseball Pony League Baseball	<b>EAGLE</b>	Swimming Pool Youth Softball Little League Baseball Youth Soccer
<b>CASTRO</b>	Beyond the Bell After-School Program Youth Soccer	<b>GRAHAM</b>	Youth Soccer Pop Warner Football Youth Sports Camps Youth Softball Lacrosse Adult Soccer Mountain View Sports Pavilion "Rec"ing Crew—Summer Teens Little League Baseball 'Tween Time" After-School Program
<b>CHARLESTON</b>	Special Events		
<b>COOPER</b>	Youth Soccer Industrial League Softball Adult Soccer Little League Baseball Tennis (lessons)		
<b>CRITTENDEN</b>	Pop Warner Football Youth Flag Football Youth Soccer Adult Softball Adult Flag Football Little League Baseball Whisman Sports Center "Rec"ing Crew—Summer Teens Beyond the Bell After-School Program	<b>HUFF</b>	Theater Camp Pony League Baseball Youth Soccer
		<b>LANDELS</b>	Youth Soccer Industrial League Softball Little League Baseball Beyond the Bell After-School Program
<b>CUESTA</b>	Concert Series Special Events Special Use Permits (dog shows, etc.) Family and Group Barbecue Reservations Tennis (lessons, tournaments, leagues) Youth Soccer	<b>McKELVEY</b>	Little League Baseball Mountain View Youth Baseball (Babe Ruth) St. Joseph Baseball Youth Softball Pop Warner Football
		<b>MONTA LOMA</b>	Little League Baseball Youth Soccer Beyond the Bell After-School Program

**APPENDIX 13 continued**

<b>MOUNTAIN VIEW SPORTS CENTER</b>	Adult League Basketball Adult League Volleyball Adult Open Gym Volleyball Adult Exercise Classes YMCA Youth Basketball Industrial and Individual Rentals For-Profit Rentals City Youth Classes	<b>STEVENSON/ THEUERKAUF</b>	Youth Soccer Adult Soccer Youth Softball Industrial League Softball Pop Warner Football Beyond the Bell After-School Program
<b>PIONEER</b>	Post-Parade Activities Special Events	<b>SYLVAN</b>	Youth Soccer Youth Volleyball
<b>RENGSTORFF</b>	Special Use Permits (dog shows, etc.) Family and Group Barbecue Reservations Busy Bees/Voyagers Swimming Pool Youth Classes Adult Classes Private Group Rental Family Halloween Event Preschool Tennis (lessons, tournaments, leagues) H2O Adventures Club Rec Youth Sports Classes/Camps Peewee Baseball Skate Park Yard Sale	<b>WHISMAN</b>	Youth Soccer Youth Softball Little League Baseball Industrial League Softball Adult Soccer
		<b>WHISMAN SPORTS CENTER</b>	Adult League Basketball Adult Exercise Classes YMCA Youth Basketball Industrial and Individual Rentals For-Profit Rentals City Youth Classes
<b>SLATER</b>	Industrial Softball Leagues Little League Baseball Youth Softball Youth Soccer Theater Club	<b>SHORELINE</b>	Windsurfing Sailing Summer Youth Camps
		<b>SHORELINE GOLF LINKS</b>	Junior Golf





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